

2014

# Town of New Vineyard Comprehensive Plan Update 2014

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View of Western Mountains and Porter Lake from Herrick Mountain Road

# Town of New Vineyard Comprehensive Plan Update

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December 15, 2014

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## **Introduction and Summary of Major Goals and Directions**

New Vineyard's most current Comprehensive Plan was adopted by the town in 1993 after being endorsed by the state to be in compliance with the Growth Management Act goals of controlling growth and its potential impact on our natural resources. On December 31, 2012, this plan expired because it became out of compliance with the newly amended Growth Management Act. Having passed the twenty year established time frame which citizens established as their guide, it is time to evaluate the level of implementation of the goals, policies and strategies inherent in the 1993 Comprehensive Plan and to draft an updated plan that reflects changes in community dynamics and in the amended Growth Management Act.

The Comprehensive Planning Committee's mission has been to: (1) Review the "old" plan to determine the level of implementation of the goals, policies, and strategies; and (2) Prepare an **Updated Comprehensive Plan** that will serve as a new guide as we make decisions that reflect the goals and policies desired by the citizens as we go forward for the next ten (10) to twenty (20) years.

The updated Comprehensive Plan, once adopted by the town, will serve as a map for years to come. As we work toward implementation of this plan, discussions will take place, situations will change, ideas will vary and the plan may, as a result, need to be modified.

The Comprehensive Plan will provide a plan for citizens to reach their goals for the Town:

- It will serve as an expression of citizens' vision - or blueprint for our future.
- We will have a practical guide to manage growth and to direct public policy.
- There will be a foundation for regulations citizens want to adopt.
- It will be a vehicle for accessing grant funds for financing projects such as housing rehabilitation, community building remodeling, water quality improvement, recreational endeavors, historic preservation, infrastructure improvements, and for fire protection equipment, etc.

Based on citizens' input from surveys taken over the past 10 years, the following goals for New Vineyard have been documented to be the ten major goals our citizens want to attain. By implementing these goals, New Vineyard can move toward improving its physical appearance as well as its spirit as a community. Perhaps the formation of a Village Improvement Society, which would work toward creating civic pride and economic transformation could generate the kind of enthusiasm the Ma and Pa Club of the 50's and 60's did. Possibly, this new society could recruit representatives from all areas of town to pull citizens together to work toward building community spirit.

### **10 Major Goals and Directions for New Vineyard**

- Ensure adequate fire protection by creating year-round access to a water supply via dry hydrants at the Mill Pond.
- Preserve the "small-town rural atmosphere" by making the preservation of forest lands, open spaces and agriculture a priority.
- Encourage and help fund town beautification programs that will include the removal of junked car graveyards, restoration or removal of derelict buildings and structures, unregistered vehicles and other unsightly items.

- Promote existing and future light businesses and home occupations that complement our town's lifestyle and needs by improving our appearance as we work to re-establish our pride and to create interest in commercial growth.
- Recreate a viable village center.
- Establish a "Town Charter" which defines the roles and responsibilities of elected officials.
- Preserve our historical background in all practical ways starting with restoration of historic buildings, which will include Smith Memorial Hall and an ongoing restoration of cemeteries.
- Create a town park that will include recreational facilities for all ages.
- Develop plans to protect the water quality of our lakes and streams and to create public access to them.
- Work to provide town-wide internet services.

### **What is included in a Comprehensive Plan?**

#### **The Comprehensive Plan contains two parts:**

##### **(1) Recommended Goals, Policies and Strategies:**

- The **plan** includes the goals relevant to each topic area: **Historical and Archaeological Resources; Water Resources; Critical Natural Resources; Agriculture and Forestry; Economy; Housing; Outdoor Recreation; Transportation; Public Facilities and Services; Fiscal Capacity and Capital Investment Plan; Future Land Use.**
- Policies reflect the desired future direction of the community as stated in the **Vision Statement**, the **Goals** and the results of **public opinion** surveys.
- Strategies describe what actions the community will take to carry out its policies.

##### **(2) Inventory and Analysis:**

For each of the topic areas listed above, information from a variety of local sources (and from information provided by census data and by other organizations) has been gathered. This section is intended to provide a snapshot of New Vineyard based on information available when this project was started. Characteristics of the community may have changed by the time of adoption of the plan; furthermore, it should be understood that modifications in the plan and identification of the issues facing the community in the next ten (10) to twenty (20) years will become necessary as community dynamics change. For highlights of progress on implementing the 1993 Comprehensive Plan, please see Appendix.

## **Monitoring Implementation and Plan Evaluation**

The New Vineyard Comprehensive Plan's success in attaining the town's vision for the future is dependent on the success of the implementation of the strategies of the plan. The goals that have been established will be achieved only through concerted efforts of dedicated members of the community. It is recommended a Plan Implementation Committee be organized to oversee the implementation process. Ideally, the committee will include members of the Board of Selectpersons, Planning Board, Comprehensive Plan Committee, and community volunteers. This committee will make recommendations for the adoption of other special committees as deemed necessary by the town.

The Plan Implementation Committee will hold regular meetings and will report at least on a quarterly basis to the Board of Selectpersons and to the Planning Board, in the town's annual report, and will also provide progress reports on the town's website, once the site is established. The plan contains many policies and action strategies which, when considered together, set a direction for New Vineyard's future as identified in its Vision Statement. The Committee will use this plan as a basis for the community's long range planning and will oversee the implementation of the plan.

### **The committee will provide the following reports on the progress of the plan's implementation:**

- An assessment of the degree to which the Future Land Use Plan strategies have been implemented and, if not, the reason.
- The percent of municipal growth-related capital investments in growth areas.
- The number, type, location, and size of new homes and businesses (including home-occupations), and size by year of new construction by growth areas, rural areas and critical resource areas.
- An assessment of the degree to which strategies of the plan have been implemented and, if not, the reasons.
- Amount of critical natural resource areas protected through acquisition, easements, or other measures.

A more detailed evaluation of the plan's implementation shall be conducted within five years to determine the degree to which the Future Land Use Plan strategies have been implemented by stating which strategies have been met, which have not been met (and the reason why), and any changes and/or modifications recommended by the committee. This report will include an update on the following:

- The degree to which agriculture, open space, small business, community facilities, etc. have been addressed.
- Status of the implementation of the Capital Investment Plan.
- Assessment of overall development trends.





## **Planning for the Future: A Vision for New Vineyard in 2024**

This vision for New Vineyard was developed based upon the results of a public opinion survey administered on-line and in hard copy form, and community visioning sessions conducted with focus groups and the citizens at large.

### **Vision Statement**

*New Vineyard's vision is to maintain its authentic, small town, rural character with access to a wealth of natural resources; while encouraging strategic, moderate growth; and to improve its infrastructure; all with active, engaged citizens.*

### **Vision Detail**

New Vineyard is a small, rural community with a year-round population of 757 people. In the summer the population expands modestly because of a number of seasonal residents visiting camps on Porter Lake and second homes tucked in the mountains. The town's greatest assets are the pristine lake which it shares with the neighboring community of Strong, the rugged mountains that surround the community, and its small town atmosphere.

New Vineyard has not blossomed over the years as a bedroom community to the service center of Farmington. Like its surrounding communities, it has only seen light growth and has maintained its own identity. This is anticipated to continue, with no significant spikes in population growth. The seasonal population will probably increase at a similar rate. More new homes will be built, there will be increased pressure on Porter Lake as camps are modified or built, and a number of small businesses will spring up, most of which will be home-based entrepreneurs. There will be more traffic on the town's aging roads, more people using the lake, and increased demands on town services and facilities. Despite growth, forestry and access to outdoor recreational activities will continue to be an important part of our rural community.

New Vineyard will be a friendly, well-run, welcoming town with a peaceful and beautiful landscape in the year 2024. The downtown area, which sits on a major traffic corridor, will be significantly improved. As people pass through our downtown area, they will admire historic buildings and see the pride townspeople have taken in their property. Those who visit or relocate here, will encounter not only a beautiful place, but also a business-friendly environment with access to cell phone, Internet and cable services that allow for easy telecommuting.

There will be a strong sense of community with many seasonal and year round residents involved in town affairs and community activities. Town government will be responsive and transparent with municipal activities taking place in an accessible, welcoming town office that accommodates other community activities and helps to create a village atmosphere. In order to build efficiencies, and positive relationships, New Vineyard may share more services and facilities with neighboring towns.

Civic clubs and organizations (like the Public Library Association, Snowmobile Club and Historical Society) will continue to be active in making New Vineyard a great place to live. There will be a focus on identifying and celebrating the unique cultural and historical resources of the town, including its talented artists and craftspeople.

New Vineyard's outdoor assets, including its lake, streams, mountains, forests, open spaces, farmland and trail systems define the landscape. It is important to maintain access to and increase awareness of New Vineyard's outdoor resources in the year 2024, while not overburdening and compromising these resources. Most notably, Porter Lake will continue to be peaceful and pristine as a result of ongoing efforts to limit phosphorus and other pollutants, strong efforts to prevent invasive plant infestations, and limitations on boat motor size. The New Vineyard Beach will be well-maintained and accessible, with recreation programs offered there in the summer to take full advantage of this unique resource. A centrally located town park will be created to take full advantage of our beautiful environment, as well as recreational programs like group cross country ski trips or hikes led by residents.

Fiscally responsible downtown improvements and infrastructure investments such as a new or renovated Town Hall and access to water for adequate fire protection will positively impact the town in the next ten years. Careful stewardship of our environment and thoughtful technology investments will be critical to balancing our growth. As a result of a caring community of actively involved citizens, and a transparent exchange of ideas, information and policies, New Vineyard will fully realize its great potential and be an even more wonderful place to live, work and play in the year 2024.

## **Regional Coordination Summary**

The Town of New Vineyard realizes that coordination and/or joint action is necessary to address regional and local planning directions. The most significant regional and local coordination recommendations are summarized below. The approach taken to address each will vary depending on priorities, specific timeframes and integration with other towns and entities involved.

### **Economic Development**

- Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development and that improve the quantity and quality of jobs and improve the tax revenues to New Vineyard.
- Investigate opportunities for New Vineyard in the tourism based economy maintenance/expansion.

### **Public Facilities and Services**

- Continue to work with other communities to provide some necessary public services – schools, recycling, ambulance, and mutual aid.

### **Housing**

- Support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.

### **Transportation**

- Initiate or actively participate in regional and state transportation efforts.

### **Land Use**

- Coordinate and meet with neighboring communities on land use strategies and other land use planning efforts.

### **Water and Critical Resources**

- Protect the water quality of Porter Lake, Lemon Stream, and other bodies of water through joint efforts between New Vineyard, Strong, New Portland, and Industry.

### **Recreation**

- Work together to maintain snowmobile trails and to establish ATV trails for recreation.



## **Public Participation Summary**

The recommendations in this plan were developed based on extensive public participation beginning in 2008 when a group of volunteers embarked on a project to assess the implementation status of the strategies in the 1993 New Vineyard Comprehensive Plan. The motivation was the knowledge that the 1993 Plan would no longer be in compliance as of December 31, 2012. Although that committee was dissolved, the current Comprehensive Planning Committee integrated the results of a public survey completed at that time into the present recommendations.

At a special town meeting attended by 64 citizens held at Smith Hall on May 29, 2012 it was announced the Town's Comprehensive Plan would be out of compliance at the end of the year. Several citizens voiced their concern and three of them volunteered to form a committee to explore options for the town.

A committee of five volunteers held an organizational meeting on July 26, 2012 and made a commitment to begin work on updating the 1993 Comprehensive Plan. Eight volunteers were subsequently appointed by the Planning Board to act on its behalf as the Comprehensive Planning Committee. The Committee received the endorsement of the Board of Selectpersons.

The Committee held meetings, which were open to the public on the second and fourth Wednesdays of each month. A flyer describing the reasons for updating the Comprehensive Plan was mailed. This flyer outlined the role of the Committee, the role of citizens, and announced that a town wide public opinion survey would be made available to citizens. The public survey was conducted on line and by paper and pencil for those who preferred that method. A web site was created where results of the survey and documents produced by the Committee were posted.

The Committee held a Community Visioning Session on December 12, 2012, which was attended by 22 citizens. Visioning Forums were also held with town organizations including businesses, church members, firemen, library association members, snowmobile club members, lumbermen and farmers, quilters, historical society members, and Porter Lake Association members. Articles describing the community comprehensive planning activities appeared in local newspapers.

At the annual Town Meeting in March, 2013 each citizen received a printed report of the status of work by the Committee. The report included a sample of the Public Opinion Survey results and a reminder of the open meetings being held twice a month.

The committee held a joint meeting with the Board of Selectpersons and the Planning Board prior to submission of the plan for state review. Upon receiving the State's comments, the committee informed the citizens and held a public hearing to review the state's comments. Ultimately, a final plan was made available for public inspection and a hearing held in accordance with state statutes prior to the plan being presented to the town for a vote.



## **Acknowledgements**

The updated New Vineyard Comprehensive Plan has been developed by a committee appointed by the New Vineyard Planning Board and endorsed by the Board of Selectpersons in July, 2012. This committee accepted the charge of developing the details of the plan and the members have been holding open meetings twice a month. In an effort to complete their work, members have also been holding afternoon workshop sessions devoted to compilation of documents which have been completed for inclusion in the plan.

Throughout the process many citizens were involved in providing information and insights by participating in public meetings, visioning forums, public opinion surveys, a business survey and by participating in committee meetings where suggestions for the future of the town were shared and discussed. This community involvement in formulating the plan has been instrumental in its development.

The New Vineyard Comprehensive Plan Committee is grateful to have had the vision of Greg Swenson during the development of this plan. His knowledge and insights were invaluable. His great love for the people and the natural surroundings of the town of New Vineyard inspired us as a committee.

### **Comprehensive Plan Committee Members:**

Douglas Churchill  
Frank Forster (Board of Selectpersons)  
Richard Hargreaves  
David Horn  
Lisa Park Laflin  
Becky Johnson Sweeney  
Gregory Swenson (Planning Board)  
Suzee Woods

### **Mapping and Assistance:**

Androscoggin Valley Council of Governments





# **Town of New Vineyard Comprehensive Plan Update**



Smith Hall

## **Section I Recommendations**

Section II, Inventory and Analysis, is a separate document and contains the information used to develop these recommendations.



## **Recommendations Introduction**

Section I focuses on strategies that describe what actions the community will pursue to implement the policies and goals that reflect the desired future direction of the community. The Inventory and Analysis components described in Section II provide the background information upon which strategies are also based. Just as the input from the community through surveys and public forums provides the basis on which the plan's goals, policies, and strategies are based, so will the implementation of the recommendations in Section I be dependent on the commitment of the members of the community.

Reaching the goals of the plan through implementation of the strategies will be an ongoing process over the next 10 years. As time goes on, changing demographics may require adaptations of the strategies; however, implementation of the strategies will be dependent upon the commitment of the citizens of New Vineyard on an ongoing basis. Once formed, the plan implementation committee will be a standing committee by town meeting elections each year.



## Historical and Archaeological Resources

### GOAL

To preserve New Vineyard's historical and archaeological resources.

### POLICIES

1. Provide adequate preservation and storage of historically important town documents.
2. Encourage preservation of historic buildings and sites.

STRATEGIES	RESPONSIBILITY	TIMELINE
<b>COORDINATION AND COMMUNICATION</b>		
a. Support and encourage the New Vineyard Historical Society in its endeavors to preserve the cultural heritage of the community.	Selectpersons, Planning Board	Ongoing
b. Work with local and county historical societies and the Maine Historic Preservation Commission to assess the need for a comprehensive community survey of its historic and archaeological resources.	Planning Board, Historical Society	2016
c. Research and recommend that the Land Use Ordinance include a provision to protect historic and archaeological resources, and participate in grant programs to help fund purchase and restoration.	Plan Implementation Committee, Selectpersons	2015
<b>SITE PRESERVATION</b>		
a. Continue to ensure a review of all construction or other ground disturbing activity within prehistoric archaeological sensitive and historic archeological sensitive areas as required in New Vineyard's ordinances.	Planning Board, Selectpersons	Ongoing
b. Evaluate the present condition of the town's cemeteries and buildings, and recommend plans for ongoing preservation.	Planning Board, Selectpersons, Cemetery Committee	Ongoing
c. Preserve historically significant site on the island of Porter Lake.	Historical Society, Cemetery Committee, Selectpersons	2015
d. Identify significant historic and archaeological sites through a professional survey. Include cellar holes, remnants of mills and bridges, etc. to ensure preservation.	Historical Society, Porter Lake Association	2016
e. Establish a list of properties which may be eligible for inclusion in the National Register of Historic Places.	Historical Society	2016
<b>DOCUMENTS</b>		
a. Survey and catalogue all known historically important town documents and provide proper storage and preservation of these documents.	Selectpersons, Historical Society	Ongoing



## Water Resources

### GOAL

To protect the quality and manage the quantity of the State's and New Vineyard's water resources, including lakes, aquifers, great ponds and rivers.

### POLICIES

1. Protect current and potential drinking water sources.
2. Protect significant surface water resources from pollution and improve water quality where needed.
3. Protect water quality in growth areas while promoting more intensive development in those areas.
4. Cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

STRATEGIES	RESPONSIBILITY	TIMELINE
COMMUNICATION AND COORDINATION		
a. Provide water quality "Best Management Practices" information and resources to all landowners and encourage protection of water quality.	Planning Board, CEO	Ongoing
b. Participate in local and regional efforts to monitor, protect, and improve water quality.	Selectpersons, Porter Lake Association	Ongoing
c. Provide educational materials at appropriate locations, including the New Vineyard Public Library regarding aquatic invasive species including expansion of the lake monitoring program at Porter Lake.	Selectpersons, Porter Lake Association, New Vineyard Public Library	Ongoing
DEVELOPMENT		
a. Develop and implement a plan to provide safe and convenient public access to the Lily Pond, Mill Pond and Baud's Pond for recreational purposes for canoes and kayaks only.	Selectpersons	2015
ORDINANCES		
a. Include in the new Land Use Ordinance and in all other ordinances, as applicable, storm water runoff performance standards consistent with Maine State Stormwater Regulations - MRSA paragraph 420.	Planning Board, CEO	2015
b. Consider the need to include low impact development standards in all land use type ordinances.	Planning Board	2015
c. Review the New Vineyard Shoreland Zoning Ordinance to insure that it is currently in compliance with all State laws, rules and regulations, and includes all State identified wetlands requiring shoreland zoning.	Planning Board	2015
d. Include in all land use ordinance provisions for strict erosion and sedimentation control standards, water quality protection, and storm water management features, particularly for large residential developments, commercial and industrial uses, and in areas where slopes are greater than 10%.	Planning Board	2015



e. Ensure all development adheres to the Subdivision Ordinance and/or the Logging Practice Ordinance with implementation of a plan to control erosion, sedimentation, and storm water runoff.	Planning Board	Ongoing
f. Include in the new Site Plan Review Ordinance, and in appropriate local ordinances, updated phosphorus control methodologies and export limits.	Planning Board	2016
g. Include in future ordinances a requirement for natural buffers at a minimum of 75 feet wide on each side of perennial streams.	Planning Board	Ongoing
h. Place undeveloped 100 year floodplains in the Resource Protection District of the Shoreland Zoning Ordinance.	Planning Board, CEO	2017
i. Continue to enforce the town's Radioactive Waste Ordinance, Shoreland Zoning and Subdivision Ordinance and the proposed new Land Use Ordinance regarding the requirement that construction projects will not adversely affect the town's water resources.	Selectpersons, Planning Board, CEO	Ongoing
<b>PROTECTION</b>		
a. Adopt water quality protection practices and standards for construction and maintenance of public roads and properties, and require their use.	Planning Board, Selectpersons, Road Commissioner	Ongoing
b. Work closely with the town of Strong and the Porter Lake Association to adopt/amend the Porter Lake Watershed Survey Report - which was created by the Franklin County Soil and Water Conservation District and the Maine Department of Environmental Protection District - dated 1999-2000 - as a means of establishing watershed overlay districts to protect Porter Lake and the town's other great ponds as well as that part of Mosher Pond watershed that is in New Vineyard and implement the phosphorus control method developed by the Maine Department of Environmental Protection to monitor and control phosphorus loading into the watersheds of the Town's great ponds and Mosher Pond watershed.	Selectpersons, Porter Lake Association, Planning Board	Ongoing
c. Develop and implement a plan to facilitate the repair and maintenance of the Mill Pond/Lemon Stream dam to insure an adequate and reliable water supply for the town's fire department; achieve better control of possible downstream flooding below the dam in that part of the floodplain below the dam; maintain adequate water levels in the Lily Pond, Lemon Stream, and Mill Pond corridor so that water quality, recreation, fisheries and scenic values are improved and maintained.	Selectpersons, Planning Board, Fire Chief	2015
d. Implement a septic system review and improvement plan for areas within the Shoreland Zoning district, as well as in all great pond watersheds. Seek any available funding from the Maine Department of Environmental Protection and/or CDBG monies, if available, to upgrade and/or replace deficient systems.	Selectpersons, Planning Board, CEO	2015
e. Develop strategies to maintain the Porter Lake, Lemon Stream, Lily Pond, Mill Pond, and Baud's Pond corridor's high values which include scenic, fishery, and recreational resources.	Selectpersons	Ongoing

## Critical Natural Resources

### GOAL

To protect the State's and New Vineyard's other critical natural resources, including and without limitation, wetlands, wildlife and fisheries habitat, shore lands, scenic vistas and unique natural areas.

### POLICIES

1. Conserve critical natural resources in the community.
2. Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

STRATEGIES	RESPONSIBILITY	TIMELINE
PROTECTION		
a. Update and map the inventory and assessment of scenic resources.	Planning Board	2017
b. Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources and designate as Critical Natural Resources Areas in the future land use plan.	Planning Board	2017
c. Seek conservation easements or similar methods to maintain significant scenic areas and maintain wildlife resources through habitat preservation and/or enhancement.	Selectpersons	Ongoing
d. Ensure ordinances include protection of wetlands from being altered or from encroachment so that their benefits and values are maintained.	Planning Board	2018
e. Develop maps showing significant vernal pools for use in the protection of wildlife habitats.	Planning Board	2018
f. Continue the protection of high and moderate value wildfowl and wading bird habitat as part of the Shoreland Zoning Ordinance.	Planning Board	Ongoing
g. Adopt and utilize culvert design, installation, and maintenance so as not to impede fish/wildlife passage.	Road Commissioner	2015
h. Prepare amendments to street construction standards relating to culvert design, installation, and maintenance so as not to impede wildlife passage.	Planning Board	2015
i. Pursue public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.	Selectpersons	Ongoing
DEVELOPMENT		
a. Include in the new Land Use and/or the new Site Plan Review Ordinance, and in the Subdivision Ordinance, provisions to require that individuals and developers demonstrate that their projects would be compatible with the existing topography.	Selectpersons, Planning Board	2017

<b>ORDINANCES</b>		
a. Ensure that the proposed Land Use Ordinance requires subdivision or non-residential property developers take appropriate measures to protect critical natural resources.	Planning Board	2015
b. Include in the proposed Land Use Ordinance provisions that require the Planning Board to incorporate maps and information provided Maine's "Beginning with Habitat Program" into their review process.	Planning Board	2017
c. Follow the Shoreland Zoning Ordinance and the Floodplain Management Ordinance to discourage new construction within floodplains by placing them in the Resource Protection District.	Selectpersons, Planning Board	Ongoing
d. Continue to monitor the Shoreland Zoning Ordinance to insure that all State identified wetlands are in a Resource Protection District.	Planning Board	Ongoing
e. Include in the new Land Use Ordinance and new Site Plan Review Ordinance provisions requiring undisturbed buffers adjacent to wetlands to protect their environmental values. Buffers may range from 10 to 150 feet or more and should be based on the characteristics and values of each wetland. These provisions should not, however, prevent the filling of incidental wetlands as long as hydrological changes caused by such filling are mitigated and comply with state standards.	Planning Board	2018
f. Include in the Land Use Ordinance and the new Site Plan Review Ordinance provisions that require development on steeper slopes (greater than 20%) to retain trees and natural vegetation to stabilize hillsides, and to reduce erosion, siltation, and runoff.	Planning Board	Ongoing
g. Prepare amendments to the Land Use ordinances requiring those wishing to convert seasonal homes to year round dwellings to obtain a building permit and comply with the State's Plumbing Code.	Planning Board	2015
<b>COORDINATION</b>		
a. Make information available at the Town Office about applicable local, state, and federal laws, rules, and regulations including current use tax programs and applicable local, state or federal regulations.	Town Office Staff	Ongoing
b. Initiate and/or participate in regional planning, management, and/or regulatory efforts around critical shared natural resources.	Selectpersons, Planning Board	Ongoing
c. Prepare amendments to the Land Use Ordinances to provide for both temporary and permanent erosion control measures on individual house lots and other structures covered by the ordinance.	Planning Board	2017

## Agriculture and Forestry

### GOAL

To safeguard New Vineyard's agricultural and forestry resources from development which threatens those resources.

### POLICIES

1. Safeguard lands identified as prime farmland or lands capable of supporting commercial forestry.
2. Support farming and forestry and encourage their economic viability.

STRATEGIES	RESPONSIBILITY	TIMELINE
<b>COORDINATION</b>		
a. Consult with the Maine Forest Service District Forester regarding land use practices pertaining to forest management as required by 12 MRSA Paragraph 8869.	Planning Board	Ongoing
b. Consult with Soil and Water Conservation staff when developing any land use regulation pertaining to agricultural management practices.	Planning Board	Ongoing
c. Encourage owners of productive farm and forest land to enroll in the current use taxation programs (Tree Growth and Farm and Open Space).	Selectpersons	Ongoing
d. Publicize the availability of free and low-cost professional woodlot management assistance and any assistance available through the Soil Conservation Service, and Maine Farmland Trust.	Selectpersons	Ongoing
e. Inform potential developers of the New Vineyard Subdivision Ordinance clause, which allows and encourages the use of cluster housing/open space developments.	Planning Board	Ongoing
<b>DEVELOPMENT</b>		
a. Include agriculture and forestry operations in local regional economic development plans.	Selectpersons, Planning Board	Ongoing
<b>ORDINANCES</b>		
a. Follow New Vineyard's ordinances where necessary to require commercial or subdivision developments in significant farmland locations to maintain areas with prime farmland soils as open space to the greatest extent practicable.	Planning Board	Ongoing
b. Prepare ordinance provisions that limit non-residential development to businesses and services that are natural resources based. 1) in critical rural areas 2) in high value wildlife or fisheries habitat 3) in scenic areas 4) nature tourism/outdoor recreation businesses 5) farmers' markets 6) home occupations	Planning Board	Ongoing

c. Amend the New Vineyard Logging Practice Ordinance for improved harvesting practices to control clear-cutting and to protect the town's scenic beauty, sustainable wildlife habitat, and water quality.	Planning Board	2015
d. Include in the Land Use ordinances provisions requiring a 100-foot buffer strip between new residential developments and active farmland and also allows and encourages the use of cluster housing/open space developments.	Planning Board	2015
e. Prepare amendments to ordinances, if needed, that support productive agriculture and forestry operation, such as roadside stands, greenhouses, firewood operations and pick-your-own operations.	Planning Board	Ongoing

## Economy

### GOAL

Promote an economic climate which increases job opportunities and overall economic well-being.

### POLICIES

1. Support a vibrant rural economy that reflects community desires, including supporting and encouraging light industrial growth and small business enterprises and home-based businesses that provide local goods and services, and other endeavors.
2. Make a financial commitment, if necessary, to support desired economic development, including needed public improvements and seek grant funding to support this development.
3. Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

STRATEGIES	RESPONSIBILITY	TIMELINE
<b>SUPPORT</b>		
a. Review local ordinances. If appropriate, amend or, if necessary, enact new ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Planning Board	Ongoing
b. Encourage home occupations provided they do not detract from residential neighborhoods or the rural character of New Vineyard in concert with regional economic development organizations such as the Franklin County Chamber of Commerce and Greater Franklin Development Corporation.	Selectpersons	Ongoing
c. Ensure high quality commercial and light industrial development through the land use ordinance and the site plan review process.	Selectpersons, Planning Board	Ongoing
d. Ensure citizens have access to the town's ordinances through the development and documentation on New Vineyard website. They will also be available at the Town Office on the computer, and in the paper filing system.	Selectpersons	Ongoing
<b>INVEST</b>		
a. If public investments support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	Selectpersons	Ongoing
b. Explore private and non-profit investments that support economic development.	Selectpersons	Ongoing
c. Prioritize investments to develop a strong infrastructure that can support existing businesses and attract new ones. These might include a new town hall/community building, technology upgrades to ensure high speed and reliable internet access, a town park/recreational facility, and clean-up of blighted areas.	Selectpersons	Ongoing

COORDINATION		
a. Participate in any regional economic development planning efforts conducted by the Franklin County Chamber of Commerce, Greater Franklin Development Corporation, and Androscoggin Valley Council of Governments and others.	Planning Board	Ongoing
b. Explore and understand the implications of TIF district financing on the town.	Planning Board	2016
c. Meet with representatives from contiguous towns (Strong, Industry, New Portland, Farmington) to establish strong communication, determine efficiencies that may be gained by working together, and assess economic development initiatives that can be strengthened through collaboration.	Selectpersons	Ongoing

## Housing

### GOAL

To encourage and promote affordable, decent, housing opportunities for all citizens.

### POLICIES

1. Encourage and promote adequate workforce housing to support the community's and region's economic development.
2. Ensure that land use controls encourage the development of quality affordable housing, including rental housing.
3. Seek to achieve at least 10% of all housing built or placed during the next decade be affordable.
4. Encourage and support the efforts of regional housing coalitions in addressing affordable and workforce housing needs.
5. Assure that residential structures are constructed safely and soundly.
6. Seek options for elderly to afford to stay in their homes and/or in New Vineyard.
7. Manage the conversion of seasonal/second homes and/or seasonal camping sites to year-round.

STRATEGIES	RESPONSIBILITY	TIMELINE
a. Maintain, enact, or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in a growth area subject to site suitability.	Planning Board	Ongoing
b. Continue to require building permits for seasonal to year-round conversion.	Planning Board	Ongoing
c. Monitor housing affordability based on building permits, property transfers, and housing costs on an ongoing basis and address issues as needed.	Planning Board, Code Enforcement	Ongoing
d. Support a regional affordable housing coalition in addressing workforce housing needs.	Selectpersons	Ongoing
e. Encourage property owners to maintain housing and property in safe and sanitary conditions and, if necessary, take enforcement action to protect the health, safety, and welfare of citizens.	Code Enforcement, Health Officer	Ongoing
f. Support programs that aid the elderly to stay in their homes.	Selectpersons	Ongoing
g. Include in the Land Use Ordinance provisions to allow single family dwellings, single mobile homes, and modular homes in all areas outside the Resource Protection Zones; and to allow multi-family dwellings and mobile home parks in the Growth Districts, pursuant to 30-A MRSA, §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A MRSA §4358(2).	Planning Board	Ongoing





## Outdoor Recreation

### GOAL

Promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

### POLICIES

1. Maintain/upgrade existing recreational facilities as necessary to meet current and future needs.
2. Preserve open space for recreational use as appropriate.
3. Support public access to privately owned land for recreational use that respects landowner's desires for their property.
4. Seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

STRATEGIES	RESPONSIBILITY	TIMELINE
<b>TOWN PARKS AND RECREATION</b>		
a. Create a list of recreation needs and develop a recreation plan to meet current and future needs. Explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	Selectpersons, Planning Board, Plan Implementation Committee, town meetings	2016
b. Continue to support efforts to establish a community park/recreational area.	Selectpersons	2015
<b>TRAILS</b>		
a. Work with public and private partners to identify, create, extend, and maintain a network of trails for motorized and non-motorized uses within New Vineyard and to neighboring towns.	Snowmobile and/or ATV Club	Ongoing
<b>WATER RESOURCES</b>		
a. Improve public access to water resources such as Lily Pond, Mill Pond, Lemon Stream for fishing, kayaking, trapping, canoeing, swimming and overall enjoyment.	Selectpersons, Planning Board, Plan Implementation Committee	Ongoing
<b>OPEN SPACES AND SCENIC VISTAS</b>		
a. Coordinate with area land trusts, neighboring communities, conservation organizations, state agencies and others to pursue opportunities to protect important open space, recreational land and scenic vistas.	Selectpersons	Ongoing
b. Explore participation in Maine Scenic Byways and other local efforts to have New Vineyard known for High Peaks vista and other vistas.	Selectpersons	Ongoing
c. Ensure New Vineyard land use ordinances require consideration for open space, recreation areas, and scenic views in new developments.	Planning Board	Ongoing

<b>VILLAGE AREA</b>		
a. Improve road shoulder width and pedestrian access around the village center to make it safer, including but not limited to pedestrian crossings and options for decreasing traffic speeds.	Selectpersons, MDOT	2016
b. Support community involvement efforts for annual road side cleanup for major roads within New Vineyard.	Selectpersons	2016
<b>LANDOWNER OUTREACH AND EDUCATION</b>		
a. Provide educational materials regarding the benefits and protections for landowners who allow public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14. M.R.S. A.	Planning Board	Ongoing, Annual Town Meeting
<b>LAND USE REGULATIONS</b>		
a. Ensure that land use ordinances allow for minimization of impacts to high value scenic resources.	Planning Board	Ongoing
b. Ensure that land use ordinances allow for consideration of outdoor recreational assets: existing trails, water access, etc.	Planning Board	Ongoing
<b>FUNDING RECREATION</b>		
a. Utilize state snowmobile registration reimbursement to support maintenance of, and improvements to, trails. Investigate ATV registration reimbursement.	Selectpersons, Snowmobile and/or ATV Club	Ongoing
b. Utilize grant funds from the state and others to improve recreation facilities and areas.	Selectpersons	2016
c. Maintain the existing summer recreation program.	Selectpersons	Ongoing

## Transportation

### GOAL

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### POLICIES

1. Prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
2. Safely and efficiently preserve and improve the transportation system.
3. Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
4. Meet the diverse transportation needs of residents (including children, the elderly and disabled) and of through-travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).
5. Promote fiscal prudence by maximizing the efficiency of the state/state aid highways and local road network.

STRATEGIES	RESPONSIBILITY	TIMELINE
TRANSPORTATION SYSTEM MAINTENANCE PLAN AND PRIORITIES		
a. Develop and update annually a prioritized improvement, maintenance, and repair plan for New Vineyard's transportation network. (The Transportation System Maintenance Plan)	Selectpersons, Road Commissioner	Annual Town Meetings, Ongoing
b. Maintain the transportation system in the Village area (roads, road shoulders suitable for walking and biking, and parking), and state thoroughfares (winter maintenance) as the highest priorities.	Selectpersons, Road Commissioner, MDOT	Annual Town Meetings, Ongoing
c. Monitor traffic speeds based on citizen input and state data. Address the issues as practicable, including advocacy for any indicated changes with the Maine Department of Transportation.	Selectpersons, Road Commissioner	Annual Town Meetings, Ongoing
ANTICIPATED CAPITAL PROJECTS AND MAJOR MAINTENANCE PROJECTS WITHIN NEXT DECADE		
a. Continue ongoing maintenance of existing paved roads, rebuilding and maintenance of gravel roads, roadside ditching and brush removal, and culvert replacements.	Selectpersons, Road Commissioner	Ongoing
b. Prioritize the establishment of parking space with close proximity to Smith Hall.	Selectpersons	2015
TRANSPORTATION OPTIONS		
a. Provide information at the Town Office on the availability of Western Maine Transportation Services, Community Concepts, and any other transportation services available in the area, such as taxis or resident ride-share opportunities, where appropriate.	Selectpersons	Ongoing

b. Take advantage of any opportunities to provide and/or improve safety for pedestrians, bicycles, and autos, such as wider road shoulders, particularly in the Village area.	Selectperson, Road Commissioner	Ongoing
c. Stay informed and take advantage of evolving technologies as appropriate; such as new paving materials, more environmentally friendly winter road treatment materials, and charging stations for electric cars.	Selectpersons, Road Commissioner	Ongoing
<b>LAND USE REGULATION</b>		
a. Amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street connections.	Planning Board	Ongoing
b. Review and update as appropriate the town's Site Plan, Subdivision, Building and Road Ordinances to assure consistency with this Plan.	Planning Board	Ongoing
c. Amend local ordinances to address or avoid conflicts with state laws, including: 1) Overall policy objectives of the Sensible Transportation Policy Act (23 MRSA [Maine Revised Statutes Act] §73) 2) State access management regulations – Driveway/entrance Permitting (23 MRSA §704) 3) State traffic permitting regulations for large developments (23 MRSA §704-A )	Planning Board	Ongoing
<b>REGIONAL COORDINATION AND COLLABORATION</b>		
a. Continue to participate in any regional and state transportation efforts, as appropriate, and communicate any changes to citizens on an annual basis.	Selectpersons	Ongoing
b. Advocate for adequate maintenance of state highways, particularly with respect to providing school bus transportation to/from Regional School Unit 9.	Selectpersons, Road Commissioner	Ongoing

## Public Facilities and Services

### GOAL

To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### POLICIES

1. To efficiently meet identified public facility and service needs.
2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.

STRATEGIES	RESPONSIBILITY	TIMELINE
<b>TOWN MANAGEMENT</b>		
a. Establish a Governance/Finance Committee to periodically review and evaluate town management and make improvements as identified or needed.	Selectpersons	2016
b. Design/Adopt the following: town charter, by-laws for committees, code of ethics, written job descriptions, security policies for access to and retention of town information.	Governance/Finance Committee	2016 and on-going
c. Develop strategies for shared staffing with other towns.	Selectpersons	2016 and on-going
d. Require committee heads to attend town meeting to present their plans, budgets, achievements and to dialogue with citizens.	Selectpersons	Ongoing
e. Governance/Finance Committee will work with/advise the selectpersons in developing the annual town budget, Capital Investment Plan, and monitor progress on delinquent taxes on properties.	Governance/Finance Committee, Selectpersons	Ongoing
f. Ensure that new public facilities comprise at least 75% of new municipal growth-related capital investments and are located in designated growth areas.	Governance/Finance Committee, Selectpersons	Ongoing
g. Improve communications with citizens through a monthly newsletter, town-wide email, a town web page, public signage, and community bulletin board (for examples).	Selectpersons	Ongoing
<b>DATA MANAGEMENT AND TECHNOLOGY</b>		
a. Ensure that there is adequate protection of physical file resources with defined policies for data retention and access with periodic evaluation of the adequacy of storage capabilities.	Selectpersons	2015 and on-going
b. Continue to upgrade the town's technology (computers and other equipment, software, internet, etc) to make information more accessible, user friendly, and cost effective.	Selectpersons	Ongoing
c. Ensure funding for efforts, staff training and education is made available.	Selectpersons	Ongoing
<b>TOWN OFFICES AND COMMUNITY FACILITIES</b>		
a. Establish and maintain a reserve account for capital improvements to the New Vineyard Town Office and Smith Hall.	Selectpersons	Annually

b. Evaluate the town and selectpersons office configurations for efficiencies, citizen access, and the safe storage of important records.	Selectpersons	Ongoing
c. Consider the following Smith Hall improvements: -Complete physically impaired accessibility compliance (ADA). -Complete an energy and safety audit and establish a plan to implement recommendations. - Make exterior improvements and interior improvements. -Install an elevator to the second floor. - Make necessary site improvements.	Selectpersons	2015 and ongoing
d. Investigate and develop town park and recreational facilities to improve community services available for residents.	Selectpersons, Planning Board	2016
<b>CAPITAL INVESTMENT</b>		
a. Identify capital improvements needed to maintain or upgrade public facilities to accommodate anticipated growth and changing demographics. (See Fiscal Capacity and Capital Investment Plan recommendations).	Selectpersons, Governance/Finance Committee	2015 and on-going
<b>SCHOOLS</b>		
a. Provide annual public review of New Vineyard's participation with RSU9 Educational System.	School Board Representative, Selectpersons	Ongoing
<b>WASTE DISPOSAL/RECYCLING</b>		
a. Continue to participate in regional recycle and waste management programs. Include in any future contract revenue sharing back to New Vineyard where possible.	Selectpersons	Ongoing
b. Provide recycling capabilities at Town Transfer Station.	Selectpersons	Ongoing
<b>EMERGENCY PREPAREDNESS</b>		
a. Continue to improve emergency planning and preparedness including provisions for emergency shelter, communications, equipment, training and other needs. Pursue grants where possible.	Selectpersons, Fire Chief	Ongoing
b. Continue to work with Franklin County and State Emergency Management Agencies and area emergency services, as needed.	Selectpersons, Fire Chief	Ongoing
<b>FIRE PROTECTION</b>		
a. Provide adequate fire protection and improve the town's fire insurance rating by making necessary improvements (e.g. adequate equipment, dry hydrants, training E-911 system and road signage.) Include capital needs in the Capital Investment Plan.	Selectpersons, Fire Chief	Ongoing
b. Ensure that adequate water supply for fire protection is investigated and supported through Capital Investment Plan.	Selectpersons, Fire Chief	Ongoing
c. Encourage citizens to volunteer for and support the Fire Department.	Selectpersons, Fire Chief	Ongoing

d. Monitor land use ordinances including the Subdivision ordinance to insure roads are constructed and maintained to allow adequate access by emergency vehicles.	Planning Board, Fire Chief	Ongoing
e. Continue to work collaboratively with area towns to provide most efficient and cost-effective fire protection.	Selectpersons, Fire Chief	Ongoing
<b>AMBULANCE</b>		
a. Continue to actively participate as a member of the Franklin Community Health Network utilizing North Star or other agreed-upon provider for Ambulance Services.	Selectpersons	Ongoing
<b>POLICE PROTECTION</b>		
a. Continue to utilize the services of the Franklin County Sheriff's Office and the Maine State Police for police protection.	Selectpersons	Ongoing
<b>HEALTH AND SAFETY</b>		
a. Direct the Health Officer and the Code Enforcement Officer to identify health and safety issues, develop a plan, and work together to address the issues throughout the town.	Health Officer, Code Enforcement Officer	Ongoing
<b>REGIONAL COORDINATION</b>		
a. Continue current regional and inter-town coordination activities including monitoring natural gas supply activities for feasibility to support residential and economic growth.	Selectpersons	Ongoing
<b>TECHNOLOGY INFRASTRUCTURE</b>		
a. Support technologies (cable, internet, wifi, phone, etc.) that continue to develop a strong infrastructure that can support business and residents' needs.	Selectpersons	2014 and Ongoing





## **Fiscal Capacity and Capital Investment Plan**

### **GOAL**

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

### **POLICIES**

1. Finance existing and future facilities and services in a cost effective m
2. Explore grants available to assist in the funding of capital investments within the community's growth areas designated in the proposed Land Use Plan.
3. Reduce Maine's tax burden by staying within LD 1 spending limitations.

<b>STRATEGIES</b>	<b>RESPONSIBILITY</b>	<b>TIMELINE</b>
a. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Selectpersons	Ongoing
b. Review the Town's financial statements, accounting practices (including recommendation for best practices for the collection of taxes) and policies annually with the auditor and provide yearly reports to all departments that identify compliance and improvement opportunities in the Town's internal controls observed in the audit for that year.	Auditor, Selectpersons, Governance/Finance Committee	Ongoing
c. Schedule the Annual Town Meeting so that audited financial statements are available for inclusion in the Town's Annual Report to its residents.	Selectpersons	Ongoing
d. Implement the Capital Investment Plan by maintaining the capital improvement program and direct a minimum of 75% of new municipal growth-related capital investments into growth areas designated in the Land Use Plan.	Selectpersons	Ongoing
e. Review and/or update the Capital Investment Program annually.	Selectpersons	Ongoing

## Capital Investment Plan

The Capital Investment Plan establishes a framework for programming and financing those new or expanded public service facilities that are needed to accommodate projected growth and development and that constitute major capital improvements for which the town has responsibility. The plan sets forth general funding priorities among the needed municipal capital improvements and identifies potential funding sources and funding mechanisms.

The town's population is not predicted to change dramatically over the next 20 years; therefore the town does not anticipate having to make any capital investments in public facilities to address growth. However, there are several capital expenditures that will have to be made, either to meet State mandates, replace equipment, or address existing deficiencies. The public opinion surveys have identified several other areas of concern that might result in future capital expenditures. These areas require further study to determine what, if any, capital improvements might be necessary. Listed below are the significant capital investments, which are expected over the next 10 years identified during the comprehensive planning process. Individual items represent necessary equipment upgrading/replacement, facilities improvement or replacement and investments necessitated by projected growth. Capital investments or improvements usually require the expenditure of public funds: town, state, federal or some combination thereof. The capital needs and spending priorities are intended as general guides, not specific proposals and may, therefore, change with further study and town meeting action.

### Capital Investment Needs

<b>Item</b>	<b>Year</b>	<b>Priority</b>	<b>Estimated Cost</b>	<b>Probable Funding Source</b>
Barker Road Completion	2020	High	\$100,000	Fund through yearly appropriations
Smith Hall Renovation	2015	High	\$30,000	\$30,000 in Reserve Account
Fire Station Renovation/Relocation	2020	High	\$20,000	Grants, Local Appropriations
Mill Pond Dam	2015	High	\$30,000	Grants, Local Appropriations
Parking for Smith Hall	2016	High	\$50,000	Local Appropriations
Park/ Recreation area	2018	High	\$60,000	Grants, Land Trust, Donations
Sand Shed	2017	Moderate	\$50,000	Grants, Local Appropriations

## Future Land Use

### GOAL

Encourage orderly growth and development in appropriate areas of the community, while protecting its rural character, making efficient use of public services, and preventing development sprawl.

### POLICIES

1. Protect critical rural areas and water resource areas from the impacts of development.
2. Establish efficient permitting procedures, especially in the Growth District and in the Village Center.
3. Support the locations, types, scales and intensities of Land Uses desired by New Vineyard as stated in its vision.
4. Coordinate New Vineyard's land use strategies with other local and regional land use planning efforts.
5. Support the level of financial commitment necessary to provide needed public infrastructure in identified growth areas; and especially in the Village Center Area, where the fire station, town office, meeting hall, post office and public library are located.
6. Establish growth in rural areas in accordance with the Growth Management Act, the town's vision, permitting regulations and all aspects of the Comprehensive Plan.
7. Maintain open space and the rural character of the town.
8. Assure the long-term viability of agriculture and forestry by protecting these critical rural areas from the impacts of development.

STRATEGIES	RESPONSIBILITY	TIMELINE
LAND USE PLANNING COMMITTEE		
a. Form a committee, as described in the Comprehensive Plan, with the responsibility of designing and implementing the Future Land Use Plan.	Select persons	Upon adoption of the Comp. Plan
LAND USE ORDINANCES		
a. Implement a Land Use Ordinance that includes a Rural District; Mountain Side District; Village Center District; Expanded Village Area; Growth District; Resource Protection District; Watershed Overlay District (Porter Lake).	Planning Board	2015
b. Include specific provisions in the Land Use Ordinance to maintain open space and the rural character of the community. Include provisions for cluster housing/open space developments, open space set-asides, buffers and provisions to require protection of scenic areas.	Planning Board	Ongoing
c. Monitor residential subdivisions in the Rural District by adhering to New Vineyard's Subdivision Ordinance's Open Space and Cluster Housing regulations to insure subdivisions do not negatively impact farmlands, forestlands, stream corridors and other natural resources.	CEO, Planning Board	Ongoing

d. Revise New Vineyard Building Permit Ordinance to reflect regulations in the Future Land Use Plan, Site Plan Review, and existing land use ordinances especially in the areas where growth is most desired.	Selectpersons	2015
<b>FUTURE LAND USE AND CAPITAL INVESTMENTS</b>		
a. Include in the Capital Investment Plan anticipated municipal capital investments needed to implement the Future Land Use Plan and Site Plan Review Ordinance. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas.	Selectpersons	Town Meeting
b. Seek a level of growth that corresponds to the Town's ability to provide service and support the level of financial commitment necessary to provide needed infrastructure, particularly in the Village Area where the Fire Station, Town Office, Library, and Municipal buildings are located.	Selectpersons	Ongoing
c. Encourage the upgrading of the Village Center while discouraging new intensive development that would further degrade the environment. Establish as a priority the procuring of grants to rehabilitate structures.	Selectpersons	Ongoing
<b>ENFORCEMENTS OF ORDINANCES</b>		
a. Evaluate, at least every five years, the patterns of development to determine whether there is a balance of growth occurring in the growth and rural areas, and make recommendations for changes in boundaries if necessary to preserve the rural character of the areas.	Planning Board, Selectpersons	Ongoing
b. Consistently evaluate levels of implementation of the Plan as follows: 1. What strategies have been implemented and what are the results? 2. What growth-related Capital Investments have been made in growth areas and in the Village Area? 3. What is the degree of new development in each of the areas and what is the impact on the Comprehensive Plan? 4. What changes/modification of the Comprehensive Plan need to be considered?	Selectpersons	Ongoing
<b>6. REGIONAL COORDINATION</b>		
a. Coordinate the town's land use strategies with abutting towns' planning efforts to the extent necessary to advance common goals, especially within the watershed of Porter Lake.	Selectpersons	Ongoing
b. Town officials will notify officials of neighboring towns when there is a proposed development or land use change for an area that abuts or is in proximity to their borders.	Selectpersons	Ongoing

## **Future Land Use - Recommendations**

### **Introduction**

A major purpose of the Comprehensive Plan is to establish a guide for ongoing development of the community. The plan establishes the foundation for land use decisions and defines areas most suitable for development. It is important that the plan sets forth a realistic development guide so that the community can prosper and, at the same time, maintain its valued rural characteristics.

The Future Land Use map found in the appendix identifies the future land use characteristics of the town of New Vineyard. The Future Land Use Plan, designed to implement the vision for New Vineyard, and the policies contained in the plan, identify where various land uses should occur. The map was developed without consideration of individual property lines or ownership and, thus, should be viewed as a visualization of how the Comprehensive Plan recommends the town develop in the years ahead. This vision was developed by the Comprehensive Planning Committee based upon the results of public opinion surveys and from several community visioning sessions conducted with focus groups and with citizens at large.

***Summary** - New Vineyard's vision is to maintain its authentic, small town, rural character with access to a wealth of natural resources; while encouraging strategic, moderate growth; and to improve its infrastructure, all with active, engaged citizens. New Vineyard's outdoor resources, including its lakes, streams, mountains, forests, open spaces, farmland and trail systems will continue to define the landscape.*

#### *Public Opinion Survey Results*

*86% of respondents feel it is important to have large forested areas.*

*85% want to conserve a small town, rural atmosphere.*

*80% want to retain undeveloped fields and woods.*

*75% want a village center.*

*63% encourage open space.*

*48% encourage setting aside land for woodlot use.*

New Vineyard's chief attraction as a place to live is that it is a small, rural community which is isolated from major population centers and big city problems, but within a few miles of Farmington, a small city. Modest land prices will continue to serve as a lure to families in search of new residences and to developers looking for profitable residential construction. New Vineyard's Subdivision Ordinance contains the following policy: "It is the policy of the Town of New Vineyard to encourage the development of subdivision designs and layouts to preserve a sense of space, provide for agriculture, forestry and recreational land uses."

Agricultural and forestry-related endeavors will continue to be important to the on-going development of the Town. The community will actively implement its vision for the future and systematically review the results in order to respond to changing conditions which may necessitate modifications to the plan. The survey results, which reveal a resurgence of community engagement in volunteerism, demonstrate a bright future for the community.

### **Predicting the Future**

Based on its history of a relatively constant growth of new residences being built over the past 10 years, this plan is based upon a prediction that the number of stick-built and mobile home

residences will average between 8 and 12 per year. New construction of seasonal homes is expected to remain at an average of 2 per year based on the activity over the past 10 years. The construction of additions to present residences and auxiliary buildings represents the largest dimension in residential building over the past 10 years. It would seem likely that this trend will continue at the rate of 20 such projects each year, representing modest changes in land uses. As in the past, most of the new homes will be built along New Vineyard's "main roads" which include areas centered around the Barker Road, Taylor Hill Road, Brahmer Road, Route 234, and areas of the mountains. The trend toward recreational dwellings in remote areas will continue at the same pace. Because of the shortage of available land on Porter Lake, there will be little or no new construction; however, conversion from seasonal to year-round homes will continue as an option for lakefront property owners. Based on commercial, institutional and industrial development over the past 20 years, the projection for significant increases over the next 10 years seems unlikely. However, an increase in home-based businesses is predicted.

The **goals, policies and strategies** of this updated New Vineyard Comprehensive Plan's Future Land Use Recommendations mirror those set forth in the plan adopted by the town in March, 1993. Some modifications, however, have been made in order to reflect changing development patterns and newly adopted ordinances of the town. This updated New Vineyard Comprehensive Plan calls for the enactment of a Land Use Ordinance and Site Plan Review standards. Amendments to the existing ordinances may be necessary in order to adhere to the Land Use Ordinance and to the Site Plan Review standards. The provisions of the Land Use Ordinance will govern all land and structures within the Town of New Vineyard.

The 1993 Land Use Ordinance defined 6 "districts" within the town:

1. **VILLAGE CENTER DISTRICT** The Village Center District is designed to limit intensive development that might degrade the critical natural resources of the area. A considerable amount of the existing village area is located within the floodplain and adjacent to wetlands, steep slopes and streams which flow down the mountain into Lemon Stream. Constraints to further development in and around the Village center area are primarily poor soils, steep slopes, and wetland areas which are not conducive to wells and septic systems. Regulations within town ordinances and state laws provide protection to natural resources through Resource Protection, Stream Protection, Flood Plain Ordinance and Wetlands regulations. The Village Center District consists of the densely developed area along Route 27 from the Mill Pond bridge to Swenson's; High Street: Lake Street to the fire station. Also called the Restrictive District, in this district the minimum lot size requirement will be one acre. The following uses will be permitted within the Village/Restrictive district: Single family structures (including accessory apartments and public, semi-public and light commercial uses that would require little or no water or sewage treatment.
2. **GROWTH DISTRICT** The Growth District has been designated for areas adjacent to the existing village to encourage development that is not limited by environmental concerns prevalent in the village, but also do not impinge on the rural and open space characteristics of the town. These areas are very much a part of the town's vision for itself as a quiet, rural, underdeveloped community. While it is generally understood that people would like these areas to remain much the same as they are today, it is very likely new homes, seasonal dwellings, small farms, etc. will continue to be built. It is the intent of the plan to have most of the expected new growth located in this area. To the greatest practical extent, growth areas will be located adjacent to the village area. The

growth areas extend along Rt. 27 from the Mill Pond bridge South to Baker Hill; Barker Road; Lake Street beyond the Village district to East Shore Drive, Church Street to the end of pavement. These areas are recommended for a mixture of land uses including residential, parks, municipal buildings, commercial, public and semi-public uses, agriculture and forestry and home occupations. The minimum lot size will be one acre, subject to the Subdivision Ordinance regulations. It will be understood that ordinance modification may become necessary in order to manage changing development requests in the growth district in order to maintain the character and values desired by the citizens.

3. RURAL DISTRICT The Rural District consists of all areas other than the village center, resource protection district, mountain district and growth district. In the rural permitted uses are primarily limited to single family residential uses, agriculture, forestry, and home occupations. Permitted in this district are: agriculture, forestry, single and duplex structures, accessory apartments, mobile homes (multi-family structures and mobile home parks restricted) home occupations (large industrial land commercial uses will carry restrictions as spelled out in the Future Land Use Plan.)The minimum lot size will be one acre with a requirement that, in forested areas, a buffer strip will be maintained along rural roads. The Planning Board is given the authority to require cluster or open space development to maintain open space and rural character so that significant farmland, forestland and stream corridors and other important resources are preserved. The size of a subdivision is limited to five lots within any five year period. Subdivisions along Routes 2 and 234 will have to front on interior roads. The town will encourage conservation/clustered subdivision and development designs to promote the preservation of open space, forestland, agricultural fields and protection of critical natural resources. Development in rural areas which are adjacent to neighboring towns' buffers or transitional land uses will be compatible in order to avoid conflict in communities' Land Use Plans.
4. RESOURCE PROTECTION DISTRICT Critical natural resources which include water resources, wildlife habitats, fisheries and plants warrant special consideration because of their vulnerability to degradation from development. Many areas are not developable because of environmental constraints including wetlands, floodplains, shoreland areas, steep slopes, watersheds and wildlife habitats. New Vineyard's critical natural resources will continue to be protected through existing regulations which will include the Land Use Ordinance, subdivision regulations, shoreland zoning and state and federal laws. Residential, industrial semi-public and public buildings are prohibited. Limiting non-residential development in these areas to natural resource-based businesses and services to outdoor recreation businesses, farmers' markets and home occupations will be a priority.
5. MOUNTAINSIDE DISTRICT The Mountainside District is established to address problems related to severe soil erosion and stormwater runoff issues. The minimum lot size will be five acres. A building permit for structures within this district will be issued upon acceptance of an approved Soil Erosion Plan and a 25 year Stormwater Runoff Plan.
6. WATERSHED OVERLAY DISTRICT (Porter Lake) A long-term strategy to protect Porter Lake, one of the town's most valued assets, and the other great ponds is presented in the "Porter Lake Watershed Survey Report dated March, 1999-May, 2000).



Protecting the lake by controlling development within the watershed will be a joint venture of the towns of New Vineyard and Strong as both towns are part of the watershed. The development constraints will include implementation of the Phosphorus Control Method specified by the New Vineyard Subdivision Ordinance and the New Vineyard Shoreland Zoning Ordinance.

The definitions of the districts will be part of the town's new Land Use Ordinance. In the updated plan, these districts remain the same with the exception of moderate modifications, which reflect changes in residential construction patterns over the past 20 years.

With the community's vision for the future as the backbone, Future Land Use recommendations are structured upon the land use patterns, which *maintain the town's small-town, rural character with access to a wealth of natural resources; while encouraging strategic, moderate growth; and improving its infrastructure.*

## **Summary**

New Vineyard's Future Land Use Plan will be based on our town's 1993 plan and ordinances that have been created as a result of that plan, with the addition of the Land Use Ordinance and the Site Plan Review Standards as a framework for meeting the Vision.

## **Recommended Reviews/Amendments to New Vineyard's Current Land Use Ordinances**

- Shoreland Zoning Ordinance (adopted in 2010): Changes in the State's Mandatory Shoreland Zoning Law will require amendments to New Vineyard's Shoreland Zoning Ordinance.
- Floodplain Ordinance: (adopted in 2008): No updates are anticipated. New flood plain maps are expected in the near future.
- Building Permit Ordinance (last amended in 2000): Make any amendments necessary to be consistent with the goals of this updated plan.
- Subdivision Ordinance (adopted in 2008): Include in a review sections on mobile home parks, open space developments if identified as critical natural resources and adopt modifications to protect these resources.
- Subdivision Road Ordinance (last amended in 2000): Review for possible amendments.
- Building Permit Ordinance (last amended in 2000): Amend to reflect new/amended ordinances.
- Logging Practice Ordinance (adopted in 1986): Review/update to reflect other land use ordinances.
- Low Level Radioactive Waste Ordinance (adopted in 1991): No action recommended.
- Solid Waste and Recycling Ordinance (adopted in 1992): Recommend review of the ordinance.
- Wind Energy Facility Ordinance (adopted in 2011): No updates anticipated for action.

The vision for New Vineyard's future calls for the enactment of a Land Use Ordinance that will guide the town as it embarks on the implementation of the Updated New Vineyard Comprehensive Plan. Citizens are reminded that they always have the option of amending this

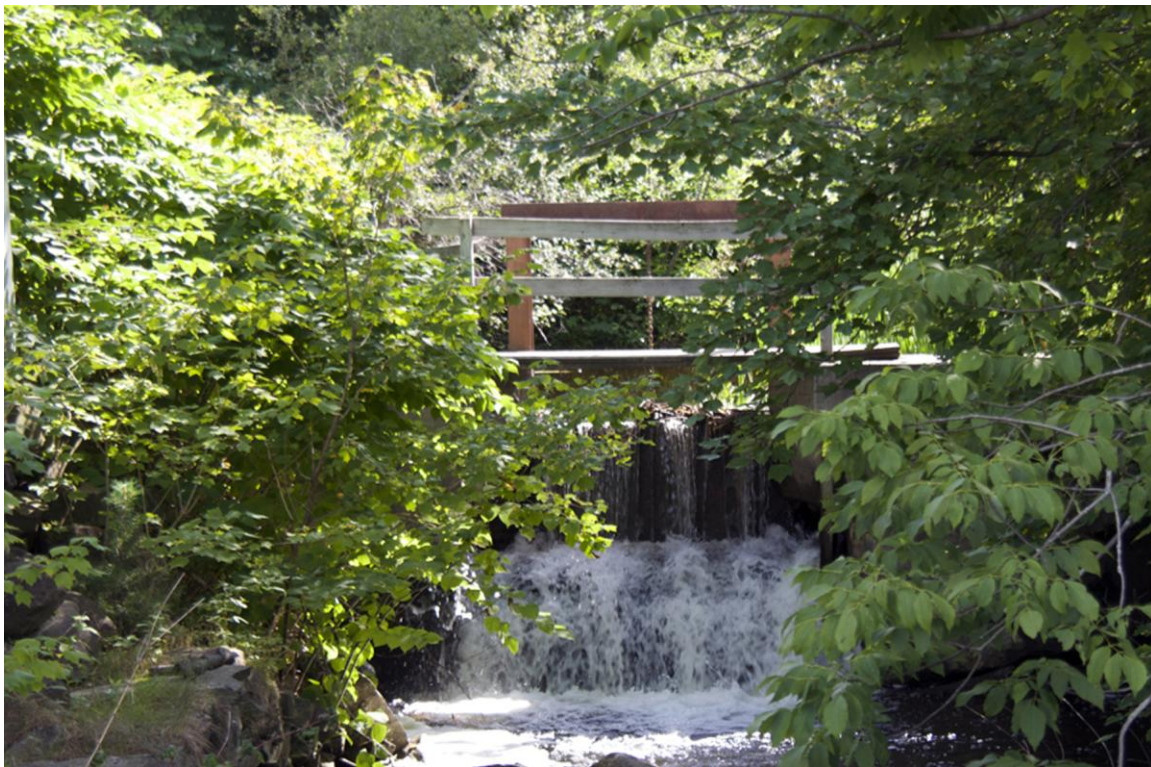
plan in any way they deem appropriate, knowing any new ordinance or amendment to existing ordinances will require approval at Town Meeting.

**Recommendations for New/Revised Ordinances as identified through the Opinion Surveys**

- Address communications tower requirements
- Protect the water quality of lakes and streams
- Preserve of aquifers
- Protect of wildlife and fish habitats
- Update building code and building lot size requirements
- Establish reforestation requirements



# **Town of New Vineyard Comprehensive Plan Update**



## **Section II Inventory and Analysis**

This document provides the background information used to develop Section I, Recommendations



## **Inventory and Analysis Introduction**

Part I of the Comprehensive Plan contains the recommendations of the plan. In Part II, background information that was used to develop the recommendations including the inventory and analysis are documented, and the results of the public survey, the business survey and the visioning forum are included.

The Comprehensive Planning update process is based on an accurate and comprehensive understanding of the community and the status of the implementation of the present plan. In planning terms, the “community” means its people, infrastructure, services, natural resources, and expectations. To establish base lines for the community, the committee has researched many avenues for information specific to New Vineyard. Data has been collected, analyzed and compiled into this document. The Inventory and Analysis includes the following areas:

- Community Character, History and Archaeological Resources
- Water Resources
- Critical Natural Resources
- Agriculture and Forestry Resources
- Population characteristics
- Economy
- Housing
- Outdoor Recreation
- Transportation
- Public Services and Facilities
- Fiscal Capacity
- Existing Land Use

Committee members have collected information from a variety of sources including the Town Office, County Registry, AVCOG, State of Maine Agencies and Federal Agencies and from the internet. The data collected has been integrated into the analysis of the community and also used to forecast the next ten years based upon past trends and the citizens’ visions for the future. The Committee realizes data available from these sources is not always up to date, but it offers the most accurate snapshot of New Vineyard available to us at this time. However, it is the basis for providing the necessary direction for the Comprehensive Plan Update Committee to identify characteristics and to formulate a set of goals and recommendations for the future.



## Historical and Archaeological Resources

### Findings and Conclusions:

- New Vineyard is a rural town with a rich history of farming and mills along Lemon Stream and even today the largest business, Maine Woodturning, is located there.
- No complete survey to identify historical sites of New Vineyard has been done.
- There are very few "old" structures remaining in New Vineyard, but many historical sites, including roads, are found throughout the town.

Historical and archaeological resources are a valuable part of a town's heritage. Such resources lend character to the community and help to make it unique. Archaeological resources are physical remains of the past which are typically buried underground, and are locations where there has been prior existence of human beings including structures, artifacts, terrain features, graphics or remains of plants and animals associated with human habitation, usually discovered within short distances of existing or previous shorelines or along old abandoned roads which may no longer be discernible.

The Maine Historic Preservation Commission oversees historical and archaeological resources: The commission considers three types of historic and archaeological resources that should be considered in comprehensive planning:

- Prehistoric Archaeological (Native American resources, before European arrival in the late 1500's).
- Historic Archaeological (The first people known to inhabit Maine beginning in the early 1600's).
- Historic buildings/Structures/Objects above ground.

An inventory of historic buildings and sites can help to create a feeling of community pride, thus allowing a town to preserve the best of the past. This chapter includes a brief history of New Vineyard, an analysis of the citizens' efforts to document their heritage, an analysis of recorded historical and archaeological sites and indications of what is being done in town to preserve these resources. Archaeological sites, both prehistoric and historic, provide us with evidence of human life and culture in past ages. Prehistoric archaeology attempts to reconstruct the lifestyle of the original human inhabitants of Maine, Indians or Native Americans, from the end of the Ice Age to the arrival of the Europeans and written history. Historic archaeology analyzes the settlements and forts of the period from about 1600 on, helping to expand the historical record. Historic archaeological sites may be associated with past events or people of significance in the history of the state. Prehistoric sites include camp or village locations, rock quarries and workshops, and petro glyphs or rock carvings. Historic archaeological sites may include cellar holes from houses, foundations for farm buildings, mills, wharves and boat yards.

### Identified Prehistoric Archaeological Sites

The Maine Historic Preservation Commission has identified one likely prehistoric archaeological site in New Vineyard. That site is located on the island on Porter Lake (identified as site 68.2) (See Map # X). Artifacts found there are in the archives of the New Vineyard Historical Society. However, this site has not been documented. The Maine Historic Preservation Commission reports, to date, no Historic Archaeological sites are documented for the town. The Commission report includes the following: "Needs for further survey, inventory, and analysis: No professional



surveys for historic archaeological sites have been conducted to date in New Vineyard. Future archaeological survey should focus on the identification of potentially significant resources associated with the town's agricultural and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18<sup>th</sup> and 19<sup>th</sup> centuries." Maine Historic Preservation Society recommends further professional archaeological surveys, inventories and analyses of the Porter Lake shoreline, Lemon Stream valley, and Barker Stream valley as each of these waterways is located on a tributary of either the Sandy River or the Carrabassett River; therefore they were natural waterways for earlier inhabitants.

### **Identified Historic Archaeological Sites**

No historic archaeological sites have been identified by the Maine Historical Preservation Commission. No other professional surveys for historic archaeological sites have been conducted in New Vineyard. MHPC says there is a need for further surveys, inventory and analysis.

### **Identified Historic Buildings/Structures/Objects**

To date, no sites in New Vineyard have been classified as "Historic". No complete survey of New Vineyard has yet been completed. However, in 1987 the Bethel Historical Society (funded by the Maine Historic Preservation Commission), in conjunction with the Oxford County survey being conducted, started to review sites in Franklin County identified as possible "Historic Sites". The volunteers who were working on this project became engaged in other endeavors and did not complete their survey of New Vineyard. The results of their incomplete survey have been made available to the Town of New Vineyard, but are of little significant value.

### **Possible Sites to be Considered**

Although many historic residential buildings have fallen into disrepair and others have been razed, burned down or moved to sites outside New Vineyard, an inventory of remaining "old" structures and sites provides the potential for those which may be eligible for inclusion in the National Register of Historic Places. At a minimum, it is likely there are a number of historic buildings and sites that have historical significance for the town, some of which are described here: Until recently, the first home to have been moved from the mountain side down to the village, marking the beginning of the development of the village center as we know it today, was still standing. The house on the corner of Main St. and High St. (left), known by historians as the Frank Luce house, was built in 1883. The "Castle" (fondly called) further up the street was built by Edward Payson Turner, MD. in 1911. The "old fire station" beside Lemon Stream in the village, built around 1820 by Hugh Stewart, was originally a tannery. The famous "New Vineyard Rocker" was built, and later patented, by Orrin Turner who operated a manufacturing plant during the mid to late 1800's on Lemon Stream near the present site of Our Village Market.

### **Stone Walls, Monuments, and Cemeteries**

Early settlers found in New Vineyard an abundant supply of rocks as they cleared the land to establish farmlands. It was obvious to those who toiled to create pastures and fields for crops that the abundance of rocks that needed to be removed would make excellent property boundaries and fences. Although many of these stone walls have been partially removed for various reasons, there are still enough left to provide reminders that the town once had far more cleared fields and pastures than it does today.

The most obvious monument in New Vineyard is located in the island at the intersection of High Street and Main Street. It was dedicated in 1919 to the town by Lauriston Smith in memory of his parents. Beside the Smith Memorial Hall for which money was bequeathed by Lauriston Smith in 1932) stands an Honor Roll of World War I and World War II veterans. A plaque on the Smith Hall honors Captain Nathan Daggett who was "Chief Pilot of the French Fleet at the Surrender of Cornwallis on October 19, 1781- Yorktown, VA."

Within the past few years, some members of the New Vineyard Historical Society with the assistance of other volunteers, have worked diligently to locate and to repair all the known cemeteries in the town. Some of these required lengthy searching of old records and maps of burial grounds where no monuments or markers were in sight. The group has catalogued 24 cemeteries and compiled death records on monuments in each of them. There are also several "single grave" cemeteries in town and two other small cemeteries of which specific locations are unknown.

### **NEW VINEYARD: How it was Born, Developed, and Shaped a Community**

Although hunters and trappers were known to have come to this area prior to the 1770's, the first white settlers began to arrive from Martha's Vineyard, Massachusetts in 1791, leaving the island because the growing population was suffering from hazards of war, over-population, a collapsed economy, depletion of the whaling industry and the hardships of survival. But, Massachusetts' offer of "free" lands in the province of Maine caused many islanders to pack their belongings and to seek a "New" Vineyard.

#### **First Pioneers**

In 1790, a company on Martha's Vineyard which included Abner Norton and Daniel Collins, purchased 1,564 acres of land from Massachusetts "for 45 pounds sterling" (less than 14 cents an acre) in a section of New Vineyard that became known as the "Gore", located on the back side of the New Vineyard Mountains next to the Town of Industry. This was a parcel of land "left over" after the survey of New Vineyard's longest sides from east to west had been established, bounded on the north by New Vineyard, on the west by Reeds Town (Strong), on the south by Sandy River Plantation (Farmington) and on the east by Lowell Strip (New Portland). In 1791 Norton and Collins came to the "Gore" with their families and spent their first year in log cottages they constructed on their parcels where they later established farms. The Nortons and Collins, therefore became "The first settlers of what was to become New Vineyard. It was not until 1802 that the settlement finally adopted the name "New Vineyard" Prior to that, the settlement was called "Vaughan's Mills", "Luce's Mills", and "Stewart's Mills", named after the "current owner" of the grist mill. The population at that time was 500 residents.

#### **Settlement Begins**

Other families soon followed, and over the next twenty years, more families claimed land along the Gore, building homes and creating farms. However, more families began to settle the west side of the New Vineyard Mountain. By 1814, the "town" of New Vineyard was centered on the "other side of the mountain" from the Gore, making it difficult for growing population of the Gore settlers to participate in town affairs "with a mountain between them". Although not all of these families agreed, the State Legislature voted in 1815 to allow that section of New Vineyard (1600 acres) to become a part of Industry. (The record also shows in 1840 land was set off to Anson and in 1844 New Vineyard voted to give up another 7,000 acres of the mountain area to

Industry.) At the time, the New Vineyard Mountains were truly a legitimate barrier, but a few decades later this really would not have mattered because there were fewer and fewer inhabitants living in that area. By the end of the 19<sup>th</sup> Century, the farms were virtually gone and the land had reverted back to woodlands, although there remained a scattering of stone walls, cellars, and wells. A study of old grave markers and final dates also show the exodus from the farming area. The Pinkham Cemetery on the back side of the mountain is an example with the most recent dates in the 1880's. The Captain Daggett Cemetery on the Brahmer Road is marked with even older stones. The Civil War also helped to spur the movement west as new land opened up for settlement and many people decided to "go west". Other people just simply did not return after the war. The land was quickly being bought up by lumbermen and lumber companies.

Tristram Daggett, after having served 5 years in the Revolutionary War, became one of the first purchasers of land in the township by drawing a hundred acre parcel in the first range of land which adjoined the Lowell Strip on the east side of the New Vineyard Mountains. He built a temporary camp, cleared several acres and built a log home into which he moved his family the next year. Many of the first settlers were Revolutionary War veterans who, having no money to buy land, came to the township and took up wild land which they hoped to hold by possession or by the payment of a nominal sum to the government in consideration for their faithful service, since they knew the government had no money to pay their wages.

Two of those veterans came up the Sandy River Valley looking for land they could clear and homestead. They ended up establishing farms on a "road" in "East Strong", which we now know as the Herrick Mountain Road. Thus the settlement around Herrick Mountain, Pratt Mountain, Libby Mountain and Hartwell Mountain began, eventually joined by several roads on which settlers established homesteads. Although no longer maintained, those roads, which weave around the mountains between the present Barker Road and the Strong town line, are passable for loggers, snowmobilers, hikers and hunters. Many of these homesteads as well as old foundations and stone walls from earlier homesteads still exist. The Park residence on the Herrick Mountain Road was the homestead of one of those first settlers from Martha's Vineyard. The town record of 1807 listed 92 "heads of households". Of the total acreage, 1,479 acres were devoted to mowing; 98 acres for tillage; 489 acres for pasture.

## **Followers**

As the 1790's progressed, additional immigrants from Massachusetts chose to venture further from Sandy River Plantation and begin to settle along the northeast side of the New Vineyard Mountains. These families created a "road" which extended from the Notch Cemetery area on Baker Hill, across the side of the mountain, eventually crossing "High Street" and continuing over "Parlin Hill Road" on to the "Brahmer Road" and then to Talcott Corner of the "Holbrook Road". Those homesteaders located their farms well up the side of the mountain rather than down in the valley because they were practical people. They chose the mountains for farmlands because frosts would come earlier in the valleys. (The home of the Lane family on Brahmer Road, which was destroyed by fire recently, was one of the original homesteads built in the 1800's. Only two families established homesteads along what is now Route 27, while settlers continued to create homesteads on the mountain where a thriving community with farms, a number of shops and several mills became established.

Records are scarce for New Vineyard for the post Revolutionary War period. Early farmers homesteaded and as needs became apparent those with skills and trades established mills and shops to meet their needs. Everything was keyed to the land, animals, food and the surrounding forests. It was an economy of self-sufficiency-produce your own food and clothing with small

amounts of income from the sale of the same. The mountainous terrain made travel difficult for the residents of this East Strong section of the township who wanted to be connected to the town center and to travel on to Farmington. Families found it much easier to use the more level roads leading north to New Vineyard or south to Farmington for community support and for activities. Also, from the village of Strong one had to cross the Sandy River twice to get to Farmington, the shire town of the region. A partition to secede from Strong and to join New Vineyard was signed by those settlers and presented to the Legislature, which approved the transfer of 4,200 acres of land to the New Vineyard in 1861. This land encompassed the Barker Road and all land (roads) to the west around the mountains mentioned earlier. Information listed in the 1861 town map shows the population of New Vineyard after the annexation of East Strong as 950. (There was a gradual reduction in population during the late 1800's, down to 357 by 1960; however, by 1980 the population of New Vineyard was back up to 607.) By 1861 there were a dozen homesteads from Peabody Corner north to the Freeman line (via today's Johnson Road and the New Portland line (via Stewart Road), but this development occurred after the move of homes from the mountain side to the shores of Lemon Stream.

### **The Town Continues to Grow**

The two branches of settlement took place on the high ground along the west face of the New Vineyard Mountains and on the east face from the New Vineyard Basin and Mosher Hill northeasterly to today's Rand Road.

By the late 1830's the town could boast 3 churches, 2 post offices, 4 stores and a population of 902. Many of the shops were located in the Gore which was later ceded to Industry in 1815. The early mills, however, were located on the northwest side of the New Vineyard Mountain range, taking advantage of Barker Brook and other streams running down the mountain side to Lemon Stream. The 1807 map also shows virtually no development north of the Vaughan farm on Lemon Stream (property owned for many years by Col. Syme and now the home of Laurie Barker). Everything west of today's Route 27 was untouched until the northwest corner of the town (Peabody Corner area) experienced some homesteading. It was not until later that it would become a thriving farm community.

### **The "New" Village is Born**

Eventually, the farmers who had chosen the mountain sites to the west saw the advantages the Lemon Stream (Twelve Mile Stream) could offer, although those families had prospered and had established their families on the mountain.

As New Vineyard grew in size and in activity, and businesses were established along Lemon Stream, some of the early settlers began to establish a village there, building new homes and shops, or hauling their original homes down the mountain. Hugh Stewart, Jr. had bought half interest in the grist mill co-owned by three men. The mill was located in the village where a log dam had been built to provide power for the mill. The Grist mill still stands in the center of the village where it was built, although its appearance has changed over the years. After having had several owners, a descendent of Mr. Stewart. Ardean Stewart, repurchased the mill in the 1930's and used it as a garage for many years. It remained in his family until after 1981 and is still standing as a monument to the construction skills of those early settlers who saw the opportunity Lemon Stream provided for a grist mill to be built, thus saving their neighbors and settlers from towns around from taking their corn, wheat and other grains to Hallowell for grinding.

In 1861 the village center included Solomon Luce's saw mill and his grist mill, Vaughan's shoe factory (to become the F.O. Smith Manufacturing Co), Clark's cooperage, Vaughan's Tannery, Pratt's tavern, Voter's joinery and Luce blacksmith shop. There was a district school, a Union Meeting House and a Congregational Meeting House. Even though New Vineyard had ceded large tracts of land to neighboring towns, the town continued to grow. With the annexing of East Strong, the boundaries of New Vineyard had become established.

The wood industry had begun to gain importance in the town that boasted saw mills, wood turning mills, board and shingle mills, and furniture making. Orrin Turner became famous for his creation of the New Vineyard Rocker which he produced in his mill on Main Street, and marketed them "far and wide". The Frank Luce woodturning mill became the Fred O. Smith Mfg. Co, in 1903. Other industries came into place as a result of the availability of water power and the town continued to grow. However, throughout the 1800's farming remained the number one vocation of a majority of the citizens, and it was recorded in 1899; "farms are everywhere".

In 1880 other businesses included several plants that made salt boxes, shovel handles, dowels, brush blocks, carriages, shingles, clapboards, boots and shoes, furniture and brooms. The 1899 Franklin County Directory showed a thriving, diversified town with a number of businesses including a carriage repair shops, a photographer, a hotel, a blacksmith, a livery stable, a music teacher, a travelling salesman, a mason, a printer, a hair dresser, a tavern, stores, butcher –for example. The tannery was built by Mr. Stewart across the street from his grist mill. That building became the first New Vineyard fire station. Beside the station, there was a big gallows suspended from which a huge rim hung. That would be beaten to sound an alarm of fire. That building is still standing on the same site, having been vacated by the fire department and sold to Guy and Arlene Davis who operated a second-hand shop there for several years.

## **The Need for Roads**

When Abner Norton and Daniel Collins made their way through the woods to establish their homes at the top of today's Mosher Hill and Federal Row that now branches to the right, there were no roads. Collins and Norton had to brush their own trails as they proceeded to the homesteads they had acquired. As other settlers arrived and claimed their homesteads, the roads began to expand between Boardman Mountain and the New Vineyard Mountains, eventually merging with the Brahmer Road, crossing today's Anson Valley road and continuing on to New Portland. As homesteads were developed, the Miller road was created and it continued on toward Kingfield and toward New Portland. The Gould Road connected the Miller Road with Anson Valley. The way to Anson in 1861 was by taking the Holbrook road which began a mile east of the Miller road and continuing northerly toward North Anson.

With the settlement of the Gore issue, the town was able to concentrate on its own growth issues; the establishment of a road network; the move off the mountain to a village centering near Lemon Stream and the establishment of schools and churches, stores, shops and mills. In those early days a town needed to be self-sufficient to grow. Between 1820 and 1880 there was a gradual exodus from the mountain as some farms were simply abandoned and some were moved down to the valley. Eventually, all the houses disappeared from the mountain. The first house to be moved was the "Red House" (so called) which was moved by its owner down the mountain to a lot of land which was later used by F.O. Smith for drying squares. Soon thereafter, the Handley house was moved down to a site near where the post office now sits. What happened on the west face road happened on the east face road as well. In the 1860's, the sites of 17 farms in the Gore were abandoned and the land sold, some of it shortly after the American Civil War when the sons did

not return to the farms, and the survivors relocated to other town in the area or moved away. As the town grew, so did the network of roads, bringing new additions and the gradual discontinuance of others. Route 27 became a direct route to Kingfield, whereas previously the route was via Anson Valley. The road past the church (Church St.) continued on to Peabody corner where it crossed the Taylor Hill road and continued on through part of Freeman to get to the Strong-Kingfield border; alternately, one could bear right and travel past the current Roy Stewart Jr. farm, joining the present Route 27 just past the New Portland-New Vineyard town lines only a couple of miles from West New Portland village. Both of these roads are now discontinued but for many years they served as important arteries of travel and commerce. At Peabody corner one of New Vineyard's one-room school houses was located. This served local families that spread out on the Freeman, New Portland and Taylor Hill roads as well as the first several miles of the road into the village. In the 1890's there was also a blacksmith's shop on the Freeman Road. At Daggett Corner, just south of the present New Vineyard-Industry town line, a road(now Coffin Road) running parallel to the New Vineyard Mountains provided a direct access from the New Vineyard-West Mills road (Rand Road in Industry and Brahmer Road in New Vineyard and the Gore. As the early settlers pushed northward on the west side of the New Vineyard mountains, they first stayed close to the mountain. The New Vineyard Basin, so named because of its location between the east face of Griffin Mountain and the west face of Norton Mountain, was developed early. At some point after 1851, a road was built easterly from the Basin Road to connect with the Coffin Road. Until that time, the Basin was the end of the road.

## **Running the Town**

Upon incorporating in 1802, New Vineyard had a formal government in place based on the New England town meeting format. The selectmen, duly elected, would manage the affairs of the new town and serve as tax assessors, assisted by a town clerk, treasurer and tax collector. A fire destroyed the New Vineyard town office in 1925, along with the town records. Consequently records before that time are sketchy with the exception of some records from 1807, 1852-1867 and 1868-1892 which were in the possession of some citizens at the time. From these records, it is possible to develop a clear understanding of the town and its people during this half-century as the town went from a mere agricultural community to a balanced economy which included wood turning mills and a market far beyond the boundaries of Maine. The New England town meeting concept has endured the test of time as the same system of government, which began in 1802 still continues today. The earlier book, 1852-1860's, also has school district reports running to 1886.

There were many changes in the 1800's, but there is no doubt the town was well served by dedicated men who, for very little pay, guided the town through a critical time in its history; for during this period many of its citizens joined the Union Army, never to return again either because of battlefield or illness related death or because they joined the westward movement following the war.

Dedication of service on the home front was also shown as the town grew and developed. Although there is no record of when the first fire department was established, as New Vineyard expanded the need for fire protection became apparent. One of the major devastating fires occurred in 1885, resulting in the destruction of several homes and a store beginning at the corner of Main Street and up the left side of High Street. As more fires destroyed landmarks, the need for a fire department became clear for without a department, attempts to save properties were fruitless. The town's first fire truck was purchased in 1931 and was manned by an active volunteer fire department. The station was located in the old tannery building located across Lake Street from the grist mill. Following a particularly devastating period of fires in the early 1900's,

the fire department reorganized, putting greater emphasis on training, carefully budgeting and setting aside funds for future equipment needs. With the guidance of the fire chief, the town has continually voted to raise money for new equipment to maintain a viable fire department. In the 1980's a new station was erected by volunteers, who included citizens and volunteer firemen.

### **Schools, Churches and Social Gatherings**

Once the town was well established and the citizens proceeded to make livings and to raise their families, the need for schools and churches became apparent. Large families were common and much of the time the children were busy on the farms. Their early schooling came from the parents, who would teach the social graces along with instruction of home and farm responsibilities. So, during the mid 1800's, 12 "school districts" with 14 schools were formed throughout the town. These small schools were fairly close together in distance since the children had to walk to attend classes. The largest district, #6, was located on "the Old Mountain Road" (Parlin Hill Rd.) and had about 90 students from that thriving community at the end of the 1800's. By 1886 many of the Mt. Road school students had commenced attending schools in the village which included a high school (built in 1854) as well as an elementary school. In 1886 a second floor was added to the high school which then would house grades 1 through 12. However, a state law was enacted that decreed town, not individual districts, had the responsibility of erecting and supporting schools. So, the town experienced an early form of "consolidation" as by 1914 the original 14 districts had been reduced to 4: The "Village School" and three "Rural Schools". At that time the number of school age citizens 5-21 was 170. By 1939, with the reduction of the town's population and number of school age children, only the High School in the Village and the Hardy School on Barker Road remained in use. Interestingly, the Hardy School still exists as a renovated house on a street in Farmington and the Talcott Corner School has been maintained as a residence ever since its closing. The last high school class was held in 1897, after which time students who desired further education commuted to Farmington, Anson or Strong or families made arrangements to board students who wished to attend other high schools. In 1941 the Village School closed when the town erected a new school named the Roosevelt Grammar School on Church Street, within walking distance for many town children.

Those who had attended the Village School found this school a welcomed treat as there were two classrooms, modern bathrooms and a basement room for activities as well as a whole orchard for recess activities. When the last remaining school, the Hardy School, closed down in 1943 the remaining students who attend there commenced going to school in Farmington which was closer for them than the new Roosevelt Grammar School. After only 26 years of operation, in the winter of 1967, an accumulation of heavy snow flattened the building and the school was thereby abandoned. Since that time New Vineyard has been a part of the Farmington based school district.

Even before New Vineyard became a town, "Religious Meetings" were held at Deacon Norton's of the Baptist Order in the New Vineyard Gore where in December, 1794, the Rev. Sylvanus Boardman visited the deacon and preached the first sermon. It was not until after the move of some of the early settlers to the shores of the Lemon Stream that a church was established in the present village center. This was located at the present site of the New Vineyard fire station and was constructed as a "Free Will Methodist Church". After that church disbanded, a group of citizens organized a *Serving Circle*, to be named the "Union Society" whose function was to benefit the Union by collecting dues from those who joined the society. Until its dismantling during the 1980 to make room for a new fire station, Union Hall had a long and important life in the community, last serving as the home of Lemon Stream Grange. It was also the site for many years of a well-attended Daily Vacation Bible School conducted every summer by the New

Vineyard Congregational Church. Over the years, Union Hall was used for many plays performed by school children. Box and Pie Socials were also popular events there with a large turnout of students, parents, grandparents, and friends. The hall was also the site for traveling performances by minstrel shows and country bands. During the 1940's traveling movies were presented at the hall. Then there were dances! Not only did the pie and box socials often end with a dance, for a few years during the 1950's dances were held every Saturday night.

The "first settled minister in New Vineyard" was David Turner who "preached" for 29 years: from 1828-1857 in the newly formed Congregational Church located on School Street a short distance from Union Hall. Turner was the son of Capt. David Turner, one of the first settlers of New Vineyard. The succeeding ministers to the congregation included Rev. Arthur Woodcock who served from 1925-1954. In 1992 the church voted to change its name to Mountain View Church. In 1981 a second church, Open Bible Baptist Church, was established on the Barker Road located in an area where there had been an early church and a school in the pre-New Vineyard days.

### **Volunteer Organizations Then and Now**

New Vineyard's form of government has been based upon volunteerism right from the start, and it remains intact today. **Lemon Stream Grange** was organized in 1879 and it continued into the middle of the 20<sup>th</sup> century. Of more recent origin was the **Pa and Ma Club** that performed acts of public service from 1953-1962. Its purpose was to provide a hot lunch program for the Roosevelt Grammar School. The club also provided many books to begin a library. The **New Vineyard Fire Department and Auxiliary** put on the annual Christmas program for the town children at Union Hall. The **Porter Lake Association**, formerly the Porter Lake Fish and Game Association, has had an active life in the community. In addition to supporting the annual swim program, the group monitors the water quality of the lake. More recently, the group has run an invasive plant monitoring program at the Strong Public Beach. The **New Vineyard Library Association** was formed in June, 1961 and has been active in the ongoing improvements to the library program. The library that began as a "stack of books" at the school and moved from there to the church, to Smith Hall, to My Wife's Place and then to the new building on Lake Street has experience ongoing growth. With a gift of land from a generous benefactor, the Association was able, with the help of funding by the town and with many volunteers, to build a new library. The **New Vineyard Historical Society** was founded in 1992 and elected its first president, Joseph Turgeon, who offered his home as a place to keep historical society records and to hold meetings. Through his efforts and the efforts of other members of the society, a building was erected on the property of the Library Association. With a volunteer crew, he helped build the library and town office and later an extension for the Historical Society. The "**Red Hats**" are the newest organization in New Vineyard. A national organization, it is open to all ladies 50 and over who have accomplished all the rigors of raising a family and building homes and can now dress up in reds and purples and get together for outings.



## In Summary

New Vineyard hasn't changed much; its major businesses are still connected with farming and with the lumbering business. It is evident from this summary of its history New Vineyard was a well-balanced town from the early days with its saw mills, board and shingle mills, grist mills, black smith and other shops. For those who travelled through town by the mid 19<sup>th</sup> Century, there were inns providing food and lodging and a livery stable for the horses. There were teamsters who transported local products to market or brought in new merchandise to the stores. It began as a community of self-sufficient farms. As the town developed so did the need for other services that coincided with improvements in farming machinery and techniques. Gradually the number of farming families grew smaller. As recently as 2002, New Vineyard with a population of 700, had only four working farms. The Holbrook farm and the Wells farm have had the longest history of farming in New Vineyard. Those farms are now combined and operating as one farm by the Bates family. Included in the list of four are the Lane Farm on Brahmer Road, The Forster/Ricardo farm on Miller Road and the Webber farm on Stanley Road.



Today, New Vineyard continues as a major producer of woodturnings in the downtown mill operated by the Fletcher family. In 1971, Earl and Wayne Fletcher founded Maine Woodturning, having acquired the former Webber and Son woodturning factory building on Main Street operated for many years by Mr. and Mrs. Webber and later by their son. Maine Wood Turning has seen several expansions and has become a leading wood turning factory in America.

After reading this brief history of the town, one may well conclude the town's vision has not changed much: Its major businesses are still connected with farming and with forestry endeavors;

the small town atmosphere and open space is still prized; the same Town Meeting form of government that began in the year of its incorporation (1802) is still in effect.

### **Protecting our Archaeological and Historical Resources**

The National Register of Historic Places, administered by the National Park Service, is a listing of those buildings, districts, structures, objects and sites judged worthy of preservation for their historical, cultural, or archaeological value. Because the National Register is intended to accommodate buildings and sites of national, state and local significance, it can include historic or archaeological resources of value to towns. Structures on the National Register also receive a limited amount of protection from alterations or demolition where federal funding is utilized. The types of sites the town might want to further investigate include cellar holes associated with the first homesteads and sites of other early foundations and also sites having remnants of buildings or foundations of manufacturing establishments. There may also be other locations with historic significance that would be identified by family historians allowing a town to preserve the best of the past.

Some regulatory protection for historic and archaeological resources is provided through New Vineyard's Shoreland Zoning Ordinance and Subdivision Ordinance. These ordinances require review of the impact on "historic sites", which includes as one of their purposes, "to protect archaeological and historic resources". Through the **Shoreland Zoning Ordinance**, the Town of New Vineyard has established a mechanism for review of all construction or other ground disturbing activity within prehistoric archaeological sensitive and historic archaeological sensitive areas by its adoption of the Shoreline Zoning Ordinance of 2010. (Section 15.T.) Archaeological Site. "Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the national Register of Historic Places, as determined by the permitting authority, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application."

The Town of New Vineyard Subdivision Ordinance adopted in 2008 includes the following in section 602.13, **Historic Locations**: "The Planning Board shall consider a proposed subdivision's impacts on historic buildings and sites as identified by the Town of New Vineyard Historical Society. When a proposed subdivision will impact a historic building or site, the applicant will design the subdivision to minimize the impacts on the historic building site. The size, scale, design, and exterior finish of proposed structures, or potential structures shall be in keeping with the historic site which would be impacted in order to reduce the visual, aesthetic, and social impact on the historic site."



## Water Resources

### Findings and Conclusions:

- The water quality in New Vineyard's lake, ponds, streams and brooks is considered good. The greatest threats to the continued good quality of all surface waters is from non-point sources caused by improper land management/forestry practices that create erosion of soil that carry phosphorus, stormwater runoff from roads and increases in temperature as the result of shoreline vegetation removal.
- The chain of surface water in New Vineyard (Porter Lake, Lilly Pond, Mill Pond, and Baud's Pond), all connected by Lemon Stream, is the town's most important surface water resource. It provides habitat for wildlife and recreation for residents and visitors.
- New Vineyard has adopted a shoreland zoning ordinance that complies with the current state standards. Shoreline development on Porter Lake is an important part of New Vineyard's property tax base. New Vineyard has adopted subdivision standards that include phosphorus allocations for subdivisions located in watersheds of the great ponds.
- Groundwater in New Vineyard is clean and plentiful. There are no significant aquifers.
- There are 2,655 acres of wetlands in New Vineyard; 144 acres emergent; 1,823 acres of forests; 688 acres of open water.
- 100-year floodplains are located in New Vineyard along Lemon Stream and around Baud's Pond.



Baud's Pond

## **Surface Water**

### **Brooks and Streams**

There are numerous streams and brooks draining the mountains, hills, ridges and valleys in New Vineyard, many of which are un-named. All the streams and brooks in New Vineyard, except the Mitchell Brook, the Fish Brook, the Hall Brook, the Big Brook/Greenwood Stream, McLeary Brook, Adams Brook, Barker Brook and its tributaries, and Winter Brook flow into Porter Lake or one of the three ponds in New Vineyard or New Vineyard's Lemon Stream. Mitchell Brook and Fish Brook drain easterly to Lemon Stream in Industry (not to be confused with the Lemon Stream in New Vineyard). Industry's Lemon Stream drains to the Sandy River near Withan Corner in Starks. Hall Brook and Big Brook/Greenwood Stream drain easterly into Big Brook, which drains northerly into the Carrabassett River between West New Portland and North Anson. McCleary Brook drains westerly to the Sandy River in South Strong. Adams Brook drains southerly to the Barker Stream near the intersection of Route 27 and the Barker Road. The Barker Stream drains southerly to the Sandy River in Farmington. Winter Brook drains westerly to the Sandy River near the intersection of the South Strong Road and the Streeter Road. The Sandy River drains to the Kennebec River in Madison.

#### **Named streams and brooks in New Vineyard are as follows:**

1. Lemon Stream-6.7 miles long in New Vineyard-a tributary of the Carrabassett River.
2. Mitchell Brook -1.0 miles long in New Vineyard-a tributary of Industry's Lemon Stream that is a tributary of the Sandy River.
3. Fish Brook-0.5 miles long in New Vineyard-a tributary of Industry's Lemon Stream that is a tributary of the Sandy River.
4. Barker Stream-3.9 miles long in New Vineyard-a tributary of the Sandy River.
5. Adams Brook-2.0 miles long in New Vineyard-a tributary of Barker Stream.
6. Winter Brook-1.1 miles long in New Vineyard-a tributary of the Sandy River
7. McCleary Brook-0.4 miles long in New Vineyard-a tributary of the Sandy River.
8. Big Brook/Greenwood Stream-1.9 miles long in New Vineyard- a tributary of Big Brook.
9. Hall Brook-2.0 miles long in New Vineyard-a tributary of Big Brook.
10. Barker Brook-2.5 miles long in New Vineyard-a tributary of the Sandy River.

Three of the above have been electro fished by the MDIFW. The results showed Brook Trout, Black Nosed Dace, Slimy Sculpins and Creek Chubs in Barker Stream, Brook Trout, Black Nosed Dace and Creek Chubs in Adams Brook, and Black Nosed Dace, Creek Chubs, Pickerel and Pumpkinseed Sunfish in Lemon Stream at the outlet of Porter Lake.





Lemon Stream on Route 27

There is no available information about the water quality in the brooks and streams of New Vineyard.

### **Lakes and Ponds**

Porter Lake, the Lily Pond, the Mill Pond and Baud's Pond are all connected by New Vineyard's Lemon Stream, which flows northerly from Baud's Pond into the Carrabassett River in West New Portland. The Carrabassett River drains to the Kennebec River in North Anson. This chain of surface water is the town's most important surface water resource. It provides habitat for wildlife and fish and recreation for residents and visitors. Lemon Stream is also of some historical significance to the town. Waterpower from the stream powered a number of mills. There was a sawmill at the outlet of Porter Lake, a clover mill between the lake and the Lily Pond, a gristmill at the outlet of the mill pond, and a series of mills between the outlet of the mill pond and Baud's Pond. The gristmill is one of the oldest structures in New Vineyard and preserving it for the town should be considered along with other historic structures in town. Also note that Mosher Pond, located in Industry, has 9% of its watershed located in New Vineyard.

#### ***Porter Lake:***

Porter Lake is situated so that the greater portion of the Lake is in Strong, with New Vineyard having the longest shoreline. Shoreline development on Porter Lake is an important part of the town's tax base.

The watershed of Porter Lake covers 5.5 square miles or 3,520 acres. 61% of the watershed is in New Vineyard and 39% is in Strong. The average slope of the watershed is 270 feet/mile and it is heavily forested with rolling to mountainous topography. The lake itself covers 527 acres, is a "great pond" as defined by state law, has a maximum depth of 81 feet, and a mean depth of 25.1 feet. Its volume is 12,970 acres/foot and the flushing rate is .5 per year. It is spring fed with several inlets. The principal fisheries are landlock salmon, lake trout, and chain pickerel. Stocking of landlock salmon occur every three years and brook trout are stocked occasionally. No invasive aquatic plant infestations have been detected. The lake's shoreline is heavily developed. There are about 120 shorefront properties with 69 being in New Vineyard. Six of the New Vineyard residences are year-round. Development is dense with lot frontages averaging about 66 feet. Most of the remaining land is wetlands and not suitable for development.

Water quality monitoring data for Porter Lake has been collected since 1974. During this period, 8 years of basic chemical data was collected in addition to Secchi Disk Transparencies (SDT). In summary, the water quality in Porter Lake is considered above average based on measures of SDT, total phosphorus (TP) and Chlorophyll-a (Chla). The potential for algae blooms in Porter Lake is low.

Water Quality Measures: Porter Lake is a non-colored lake (average color 13 SPU) with an average STD of 6.6 meters (21.7 ft). The range of water column TP for Porter Lake is 5-7 parts per billion (ppb) with an average of 6 ppb. Chla ranges from 1.0-6.4 ppb with an average of 2.4 ppb. Recent dissolved oxygen (DO) profiles show no DO depletion in deep areas of the lake. The potential for phosphorus to leave the bottom sediments and become available to algae in the water column (internal loading) is low. Oxygen levels below 5 parts per million stress certain cold-water fish and a persistent loss of oxygen may reduce or eliminate habitat for sensitive cold-water species.

Property owners along the lake's shores have formed the Porter Lake Association, a non-profit corporation whose mission is the betterment and protection of the lake. The Association, through its members, performs water quality testing and invasive plant monitoring, encourages participation in the Lake Smart Program, and generally tries to coordinate with the towns to insure good lake and watershed use. The Association also owns a parcel of shorefront land in Strong and the island in the lake. There are several camping sites and a toilet facility maintained on the island by the Association. The sites are available to anyone on a first come first serve basis. There is also a bald eagle nest on the island.

Public access to Porter Lake is available in both New Vineyard and Strong. The outlet dam is in excellent condition, having been substantially re-built by the dam owner and the Porter Lake Association in 1992.

Recreational activity on and around Porter Lake increases significantly in the summer months and is minimal in the summer and fall. The lake is a popular ice fishing location in January, February and March.

Following the completion of the 1992 New Vineyard Comprehensive Plan, the Franklin County Soil and Water Conservation District and the Maine Department of Environmental Protection completed a Porter Lake Watershed Survey Report; however a Watershed Management Plan has not been instituted. It is recommended that a joint plan between New Vineyard and Strong be completed as soon as possible.

### ***Lily Pond:***

The watershed of Lily Pond covers 0.83 square miles or 526 acres. 100% of the watershed is in New Vineyard. It is heavily forested with rolling to mountainous topography. The pond itself covers 54 acres, is a "great pond" as defined by state law, and has an average depth of 2 feet with a maximum depth of 4 feet. The water quality is estimated to be moderate/sensitive. There has been no recent water quality testing. The principal fishery is chain pickerel. No stocking has occurred. No invasive aquatic plant infestations have been detected. The pond's shoreline is undeveloped. Access is by traveling up the outlet from Route 27. Recreational activity on the Lilly Pond is minimal.

***Mill Pond:***

The watershed of Mill Pond covers 1.14 square miles or 731 acres. 100% of the watershed is in New Vineyard. It is heavily forested with rolling to mountainous topography. The pond itself covers 22.5 acres, is a “great pond” as defined by state law, and has an average depth of 2 feet with a maximum depth of 4 feet. The water quality is estimated to be moderate/sensitive. There has been no recent water quality testing. The principal fishery is chain pickerel. No aquatic plant infestations have been detected. Access is by the dam at the outlet or by traveling down the inlet from Route 27. The pond’s shoreline is relatively undeveloped, but the remains of the F.O. Smith mill occupy a substantial part of the pond’s east shore. The dam at the outlet is privately owned and is in need of substantial repair. The owner has offered to give the dam to the town. The dam’s overflow brook crosses Route 234, passes through Maine Wood Turning’s mill yard and empties into Lemon Stream. Both Route 234 and the mill yard are occasionally flooded in the spring by the overflow brook. This situation is an issue that needs to be addressed. Recreational activity on the Mill Pond is minimal.

***Baud’s Pond:***

The watershed of Baud’s Pond covers 3.46 square miles or 2,215 acres. 99.8% of the watershed is in New Vineyard and .2% is in Industry. It is heavily forested with rolling to mountainous topography. The pond itself covers 33.0 acres, is a great pond as defined by state law, and has an average depth of 3 feet with a maximum depth of 6 feet. The water quality is estimated to be moderate/sensitive. There has been no recent water quality testing. The principal fishery is chain pickerel. No aquatic plant infestations have been detected. The pond’s shoreline is undeveloped. Access is by the dam at the outlet. The dam is in good condition and is maintained by the state as the pond and its shoreline land are in a State Wildlife Management Area. The management area including the pond is about 40 acres and the recreational opportunities allowed are: canoeing, fur trapping, ice fishing, hunting-big and small game, upland birds, and waterfowl, fishing for warm water species and wildlife watching. Notwithstanding the opportunities allowed, recreational activities are minimal.

Lily Pond, Mill Pond and Baud’s Pond all have estimated “moderate/sensitive” water quality. This means that these ponds exhibit clarity, algae and nutrient levels similar to the moderate/stable lakes like, but have a high potential for developing algae blooms because of significant summertime depletion of dissolved oxygen levels in the hypolimnion and/or large seasonal fluctuations in algae and nutrient levels. Many lakes fall into this category because of their high risk of having significant water quality changes due to small increases in phosphorus concentration.

**Ground Water**

Aquifers are saturated geological formations that contain usable quantities of water. There are two types of groundwater aquifers: sand and gravel aquifers and bedrock aquifers. The Maine Geological Survey (MGS) has mapped sand and gravel aquifers that are “favorable for the development of groundwater supplies” because they have yields greater than two gallons per minute, quantities sufficient for public water supplies or to serve a number of homes. The MGS did not identify any sand and gravel aquifers of this size in New Vineyard. The MGS has not mapped bedrock aquifers in Franklin County.

Given this lack of information, it can be assumed that New Vineyard residents rely on either bedrock aquifers and/or sand and gravel aquifers with smaller yields than those mapped by the MGS.



Groundwater in New Vineyard appears to be clean and plentiful. Continued assurance of clean and plentiful water is dependent on wise management of the resource. The primary sources of groundwater contamination in Maine are malfunctioning septic systems, leaking underground storage tanks, salt leachate from salt/sand stockpiles, and leachate from landfill refuse. Certain land uses such as automobile graveyards, agricultural use of pesticides and herbicides, and certain industrial discharges, which also contaminate the land.

## **Floodplains**

The National Flood Insurance Program has mapped the 100-year floodplains in New Vineyard. A 100-year flood is a flood that has 1 chance in 100 of being equaled or exceeded in any one-year period. Floodplains are best suited for uses such as open space, recreational uses not requiring major structures, and wildlife habitat.

100-year floodplain areas in New Vineyard are located along Lemon Stream and around Baud's Pond and are shown on the Water Resources and Constraints Map.

New Vineyard has a floodplain management ordinance, effective August 20, 2007. Any development within New Vineyard's floodplains must comply with the ordinance. In 2014 there was one flood insurance policy in effect and since 1976 there have been no flood damage claims.

## Critical Natural Resources

### Findings and Conclusions:

- New Vineyard's rural nature provides an abundant habitat for wildlife, plants and fisheries.
- There is an abundance of scenic resources (mountain views) in New Vineyard that are generally inaccessible to most residents and travelers as they are on private lands.
- Steep slopes and/or poor soils, and also wetlands found on a significant part of New Vineyard's land area are significant constraint to development.
- New Vineyard's water resources play significant roles in wildlife habitat, recreational opportunities as well as water quality.

### Overview

New Vineyard's total area is made up of 23,818 acres or 37.22 square miles. About .5 square miles is water. The town land area is approximately 97.8 % unoccupied.

### Topographics

The three most important factors to consider in the general landform of an area are *Relief*, *Soils* and *Slope*.

**Relief:** (height above sea level) in New Vineyard ranges from 633 feet above sea level in the village to 2,096 feet above sea level at the summit of Griffin Mountain. New Vineyard has a significant range of mountains called "The New Vineyard Mountains". They start at the northeast corner of the town and continue across the town to the southwest corner. From the northeast to the southwest, they include the following: Ick Norton Mountain (1,677 feet), Little Mountain (1,716 feet), Caswell Mountain (2,005 feet), Griffin Mountain (2,096 feet), Pratt mountain (1,552 feet) and Hartwell Mountain (1,450 feet). There are also some significant hills such as Leavitt Hill and some ridges such as Black Cat Ridge. There is a 1,463-foot difference between the highest and lowest points in the town. The flat areas consist mainly of floodplains and wetlands.

**Slope:** The steepness or flatness of the land is called slope. Development on steep slopes can cause environmental degradation. Construction and maintenance of development becomes quite expensive on them. Slopes over 8% present both environmental and cost constraints. Slopes over 20% are extremely sensitive and present even greater cost constraints and are unsuitable for individual on-site septic systems. The Steep Slopes and Soils Map found in the Appendix displays areas with slopes greater than 20% and/or poor soils for on-site septic systems.

**Soils:** A large percentage of New Vineyard's total land area has soils that are unsuitable for individual on-site septic systems. The areas of poorly drained soils are shown on The Steep Slope and Soils Map at the end of this section. These areas have limitations on the construction of on-site septic systems. There are also areas that are shallow to bedrock and have similar limitations. These soils usually occur near the tops of hills or on steep slopes. In addition, there are swamp, marsh and bog deposits that consist of peat, muck, clay, silt and sand formed by the accumulation of sediments and organic material in depressions and other poorly drained areas.

The United States Department of Agriculture Natural Resources Conservation Service has mapped soil types in New Vineyard, and the information is presented in a Soil Survey Report by that agency for Franklin County.

It is estimated that over 75% of New Vineyard's land mass include slopes greater than 20%, and slopes less than 20% with poor soils and wetlands making these areas unfit for development.

The **critical natural resources** of New Vineyard include protected *shoreland zones, wetlands, high value waterfowl and wading bird habitat, essential wildlife habitat, significant vernal pool habitat and significant fisheries habitat.*

The natural resources of New Vineyard are an integral part of the town's economic, social and cultural heritage. These resources provide for economic and recreational opportunities and must be treated with diligence and respect through adherence to the town land use ordinances and through diligent conservation by property owners and by others who enjoy these resources. Disturbances of habitats by roads, buildings, forestry practices and other developments disturb the natural growth of some plants and animals.

A Resources Guide, "Beginning with Habitat (BwH), An Approach to Conserving Maine's Natural Landscape for Plants, Animals and People" outlines a habitat-based landscape approach to identifying wildlife and plant conservation needs. With this as a guide, a plan for maintaining habitats to support all plant and animal species currently found in New Vineyard can be adopted.

BwH's goal is to help towns in assessing wildlife and plant conservation needs and to maintain sufficient habitat to support all native plant and animal species. It is recommended that we review our Shoreland Zoning Ordinance to insure the protection of riparian areas around water bodies. In areas of town where there are large areas of agricultural and forested land that support important plant and animal habitat there need to be conservation measures developed. Where there are large blocks of undeveloped land, there tend to be more wildlife species that require large undisturbed areas in which to propagate.

Large undeveloped habitat blocks are relatively unbroken areas that include forest, grassland/agricultural land and wetlands. Unbroken means that the habitat is crossed by few roads and has relatively little development and human habitation. There are two types of undeveloped blocks in New Vineyard. The first are forested blocks that are less than 300 feet from other non-forested habitat or less than 500 acres. These blocks contain a greater edge to interior habitat ratio. The second type is forested blocks greater than 300 feet from other non-forested habitat and greater than 500 acres. Animals that have large home ranges such as bear, bobcat, fisher and moose need both types of these habitat blocks.

### **Important Plants, Animal, and Habitats of New Vineyard**

Rare, Threatened, and Endangered Plants: *None documented*

Rare, Threatened, and Endangered Animals: *Wood Turtle\*\**

Rare and Exemplary Natural communities and Ecosystems: *None documented*

Significant, Essential, and other Animal Habitats: *Deer Wintering Area, Inland Waterfowl and Wading Bird Habitat\*\**

Bird Species of Greatest Conservation Need: *American Bittern*\*\*

Fish Species of Greatest Conservation Need: *Brook Trout, Lake Trout*

Other Species of Greatest Conservation Need: *Deep-throat Vertigo, Graceful Clearwing*

**\*\* In the 1992 New Vineyard Shoreland Zoning Ordinance two specific areas adjacent to Porter Lake were designated as protected because of (1) Wood Turtle habitat and (2) Blue Heron Rookery. The Town voted to remove these restrictions from the new Shoreland Zoning Ordinance adopted in 2010. The Heron Rookery no longer appears on the list of endangered species protection in New Vineyard.**

### **Protection of Essential Wildlife and Plant Habitats**

Our wildlife and plant species are directly dependent on the land base for habitat. Our goal should be to maintain sufficient habitat to support all native plant and animal species. BwH has completed considerable identification and analysis of wildlife habitats. Although there are many types of habitat important to our numerous species, there are three that are considered critical: water resources and riparian habitats, essential and significant wildlife habitats and large undeveloped habitat blocks.

In addition to providing nesting and feeding habitat for waterfowl and other birds, wetlands are used in varying degrees by fish, beavers, muskrats, mink, otter, raccoon and deer. Each wetland type consists of plant, fish and wildlife associations specific to it. Eleven wetland areas in New Vineyard have been rated by the Maine Department of Inland Fisheries & Wildlife as having high or moderate waterfowl and wading bird habitat value.

New Vineyard has only a limited amount of protection for critical natural resources. The Shoreland Zoning Ordinance, adopted in 2010, does provide the most protection for essential habitats in that it restricts the use of land within 250 feet of all the great ponds in town. The Logging Ordinance, adopted in 1986, offers a limited amount of control over cutting practices. The Subdivision Ordinance adopted in 2008 includes performance standards that require soil erosion plans, control of phosphorus export to water bodies, open space requirements and protection of vernal pools. The town is encouraged to make amendments to current ordinances, which increase BwH recommended provisions for the preservation of wildlife and plant habitat.

#### *Public Opinion Survey Question*

*“How do you feel about the following statements?”*

*“The town needs increased regulations to protect wildlife and fish habitats”*

Answer: 54% strongly support, 8% opposed.

*Riparian habitat* is the transitional zone between open water or wetlands and the dry or uplands habitats. It includes the banks and shores of streams, rivers and ponds and the upland edge of wetlands. Land adjacent to these areas provides travel lanes for numerous wildlife species. Buffer strips along waterways provide adequate cover for wildlife movements, as well as maintenance of water temperatures critical to fish survival. A lot of riparian habitat exists in New Vineyard.

## **Protection of Wetlands**

Wetlands provide numerous natural benefits including waterfowl and fish breeding sites and habitat, wildlife habitat, rare plant habitat (note that approximately 43% of the 240 rare plants that occur in Maine are found in wetlands), flood control, natural water purification, and recreation.

The United States Department of Interior has published a series of National Freshwater Wetlands Maps, which identify wetlands as small as two acres in size. Major wetland systems in New Vineyard are located in the low lands in the northwest portion of town. The largest wetland area is associated with Lemon Stream lying west of Route 27 and the Taylor Hill Road. Other larger wetland areas are along Barker and Gilkey Brooks, and Lily and Mud Ponds. In addition, numerous smaller wetlands are found in the lower elevations of town.

Under the Mandatory Shoreland Zoning Law, the town is required to regulate various land use activities adjacent to 16 freshwater non-forested wetlands that are 10 acres or greater in size. Ten of these wetlands have been assigned a high or medium inland waterfowl/ wading bird habitat value by the Maine Department of Inland Fisheries and Wildlife. While shoreland zoning rules no longer require a resource protection designation adjacent to these 10 wetlands the New Vineyard Shoreland Zoning Ordinance places the in a resource protection district.

## **Protection for Significant Vernal Pools**

Vernal pools are temporary to semi-permanent pools occurring in shallow depressions that typically fill during the spring or fall and may dry up during the summer or draught years. They provide the primary breeding habitat for wood frogs, spotted and blue-spotted salamanders, fairy shrimp and other biota, which are adapted to temporary, fishless waters. Amphibians are site specific and return to the pools from which they emerged to breed, just as salmon return to the rivers where they were spawned. They also provide important feeding and resting areas for other animals, including several of the state's rare and endangered species, along with moose, deer, mink, and migrating spring birds and waterfowl. It is crucial to these animals' survival that these vernal pools be protected.

As of September 1, 2007, the Department of Environmental Protection began to regulate disturbances around significant vernal pools under the Natural Resources Protection Act. Development activity within 250 feet of a significant vernal pools now requires a DEP Permit. This state law puts the burden of proof on developers and individual landowners. There is no map or list of vernal pools in New Vineyard. Unless vernal pools are proactively identified and mapped, the DEP rules state that significant vernal pools can only be identified by trained individuals during the peak spring breeding season. Under this rule, development will have to be postponed until a spring assessment can be made or the landowner may begin development at any time if he or she proceeds as if the pool was a significant vernal pool, thereby adhering to the regulatory limits on development within the 250-foot zone.

## **Protection for Deer in Wintering Areas**

During Maine winters, deer are exposed to cold temperatures, deep snow and natural predators. Deer adapt to these conditions by seeking out areas where stands of conifers of varying heights provide a canopy for protection from the elements, a source of food and where there is water nearby. These “yards” become permanent wintering area for herds of deer each winter. Although The Maine Department of Inland Fisheries and Wildlife have not identified any candidate deer wintering areas in New Vineyard, our neighboring towns of Farmington, Strong and New Portland have wintering areas that have been designated by MDIFW. (New Vineyard deer go South and West and North in the winter!)

## **Protection for Fisheries**

The Maine Department of Inland Fisheries and Wildlife has survey records on fisheries habitats in New Vineyard for Porter Lake, Lily Pond, and Baud’s Pond. Mill Pond has not been surveyed. The surveyed lake and the two ponds are rated as being of moderate value for fisheries.

Porter Lake is a good habitat for coldwater fish species. Lake trout use the rocky shoreline to maintain a wild population and fisheries. A landlocked salmon fishery is maintained by periodic stocking. Brook trout are also occasionally stocked to diversify fishing opportunities. Salmon growth is slow with heavy competition for food and space. Warm water fish species are also found along Porter Lake’s shoreline and in shallow areas. These species include smallmouth bass and chain pickerel. Overall, Porter Lake is rated high for species diversity and water quality; medium for sport fish abundance, natural reproduction, physical habitat, fishing quality, and aesthetics; and low for species rarity and economic importance. The lake is open to fishing in both the summer and winter seasons.

Both Lily Pond and Baud’s Pond are good habitats for warm water fish species-primarily chain pickerel. Both are rated high for natural reproduction; moderate for sport fish abundance, water quality, physical habitat, fishing quality and aesthetics; and low for species diversity and economic importance. Both ponds are open to fishing in both the summer and winter seasons. Baud’s Pond is in a State of Maine Wildlife Management Area.

Of Maine’s 31,800 miles of flowing water, some 21,000 are considered to be brook trout habitat. The brook trout’s basic requirements are cool, clean, well-oxygenated water and suitable spawning, nursery habitat. A number of brooks in New Vineyard meet these requirements. Improper installation of culverts for road stream crossings that impedes upstream movement of fish is a major threat to maintaining fisheries.



### **Protection of Scenic View Resources**

As one travels the roads through New Vineyard, mountains, hills, ridges, valleys, a lake, ponds, streams and brooks will be seen. The views from the numerous mountains, hills and ridges are spectacular, particularly from the western side of the New Vineyard Mountains and from the Herrick Mountain Road, and to a lesser extent, from the east shore of Porter Lake. All of these mountain views include a good bit of Maine's western mountains including Saddleback, Mount Abraham, Sugarloaf and the Bigelows. There are also nice views from parts of Barker Road where the views include parts of the New Vineyard Mountains. New Vineyard has the opportunity to capitalize on utilizing its scenic vistas by developing access routes along New Vineyard Mountains.

## Agriculture and Forestry

### Findings and Conclusions:

- Agriculture plays an important part of New Vineyard's land use pattern.
- The vast majority of New Vineyard's land area is forested. This land supports the region's forest products industry, protects its water resources and is a major factor contributing to New Vineyard's rural character.

### Introduction

Agricultural and forestlands support Franklin County's economy and help create the rural nature of New Vineyard.

### Public Opinion Survey Results

*Question: In the future, how important is it to you to have the following available in the Town of New Vineyard?*

1. *Large areas of working farms:* 63% of respondents said very desirable.
2. *Large forested area:* 86 % of respondents said very desirable
3. *Undeveloped fields and woods:* 81% of respondents said very desirable.

*Question: How do you feel about the following statements?*

1. *The Town should make preserving forestlands and open fields a priority:* 75% strongly support.
2. *The Town needs regulations to protect agricultural and forestry resources:* 70% strongly support.

### Agriculture

Agriculture has declined significantly over the years, but remains as one of the few established businesses in New Vineyard. Much of the agricultural land in town has reverted to forestland over the last several decades: However, there are four farms remaining that are considered commercial enterprises.

<b>Springside Farm:</b>	(544 acres)	primarily dairy products and organic gardening.
<b>Shady Lane Farm:</b>	(64 acres)	primarily dairy products, hogs and maple syrup.
<b>Forster/Ricardo Farm:</b>	(534 acres)	primarily beef.
<b>Webber Family Farms:</b>	(88 acres)	primarily beef.

**Total area of farmlands:** 1,230 acres (4% of the land area in New Vineyard)

**Total area of land in Farm and Open Space Tax program\*** 350 acres (1.24% of the land area in New Vineyard)

**Total acres of other land in New Vineyard used for haying by farmers:** 56. Acres (0.2 % of the land area of New Vineyard)

**Non-farm land registered in Open Space Tax Program\*\*:** 62 acres as of October 2012





Springside Farm

In Franklin County, the number of farms increased by 22% between 2002 and 2007. The Franklin County Agricultural Task Force's vision for agriculture in Franklin County is to work collectively and collaboratively to create an infrastructure and capital investments to grow a diverse, desirable and, above all, profitable local and regional food system unique to the area's resources. An interesting aspect of farming in New Vineyard is the number of small or hobby farm operations including the growing of marijuana legally under the Maine Medical Marijuana Law. These small operations in some instances provide second incomes for families. Also, there are many citizens who plant gardens and other who raise limited numbers of livestock.

*\*The Maine Farmland Property Tax Program is similar to the Tree Growth Program in that property taxes are assessed based on current use rather than market value if the land remains in agricultural use. In the Farmland Program the property owner is required to have at least five contiguous acres. The land must be used for farming, agriculture, or horticulture, and can include woodland and wasteland. The farmland must contribute at least \$2,000 gross income from farming activities each year. If the property no longer qualifies as farmland, then a penalty is assessed. Unlike the Tree Growth Program, the town does not receive any state reimbursement for properties enrolled in the Farmland Program*

*\*\*A program to encourage landowners of open, undeveloped land to prevent or restrict its use from development by conserving scenic resources, enhancing public recreation, promoting game management or preserving wildlife or wildlife habitat. A property tax reduction up to 100% is possible on lands where building development is prohibited.*

Prime farmland soils and farmlands soils of statewide importance exist in New Vineyard. As defined by the U.S. Department of Agriculture, prime farmlands are lands best suited to producing food, feed, forage, fiber, and oilseeds crops. It has the soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Maintaining land used for agricultural purposes will depend on markets and the desire of its owners to continue to use it for agriculture.

## **Trends in Agriculture**

Farmers in New Vineyard have the resources of the Franklin County Agricultural Task Force, an organization committed to wider collaborative and cooperative structures that will enable businesses to work together to address some of the challenges facing agricultural endeavors. The task force has identified several opportunities and challenges facing the Franklin County agricultural communities including *Marketing and distribution (local and global); Processing and storage facilities; Access to labor and land; Information and training; Potential for collaborative ventures*. Recommendations by the Task Force as suggestions for how the wider community can support agriculture businesses and increase the economic impact of the sector in Franklin County include: *Increase access to high speed internet to improve connections with new markets, new technologies and existing resources; Increase awareness of existing financial resources and alternative ownership and financing models; Establish an agricultural apprenticeship program at the Forster Technology Center; Identify public policies that impact farmers and organize local constituencies to advocate for change; Develop incentives (municipal, county or statewide) to encourage keeping farmland in production.; Market Franklin County as the hub of creative agriculture in western Maine.*

## **Forestry**

New Vineyard's mountains and other forests are central to its character and economy. Additionally, the town's forests serve as the predominant land cover that provides a unique rural atmosphere to the community and also prohibits residential and commercial growth where landowners have placed land in restrictive categories. Many of New Vineyard's landowners have placed their forest lands in Tree Growth (a property tax reduction program) under the State Tree Growth Tax Law which allows for the assessment of forest land based on current use rather than market value (method of assessment used by the town) as long as the land is managed primarily for commercial harvesting of forest products and remains as forest. Forest products that have commercial value – means logs, pulpwood, veneer, bolt wood, wood chips, stud wood, poles, pilings, biomass, fuel wood, Christmas trees, maple syrup, nursery products used for ornamental purposes, wreaths, bough materials or cones or other seed products. The law specifies that there must be at least 10 acres of forestland used for commercial harvesting, and that a Forest Management and Harvest Plan be prepared. Whenever forestland fails to meet these criteria of eligibility, or the landowner opts to withdraw from Tree Growth, a penalty is applied to recover some of the back property taxes that were uncollected by the town. In October, 2011, there were 9,224 acres (84 parcels) listed in Tree Growth of which there are 47 different owners. Landowners with the largest acreage in Tree Growth are: Fred O. Smith (992 acres); Peter Tyler (1,950 acres); Thorndike and Sons (250 acres); Robert Deane (535 acres); Doranna LaBonte (280 acres) Estate of Joy Gilbank (630 acres); Frank Forster (304 Acres); Hunter Mountain LLC (238 acres). The total acres classified under the Tree Growth Tax Law constitute 37% of the land area of the Town. See Table 1 below.

**Table 1: Forestland Enrolled in Tree Growth**

Year	Total (Acres)	Softwood (Acres)	Mixed Wood (Acres)	Hardwood (Acres)	Other (Acres)	Number of Parcels
2003	8,989	725	2017	5435		69
2011	9,224	789	2431	6004		84

*Source: New Vineyard 2011 Update of Tree Growth Tax Information, Maine Forest Service*

Overall, New Vineyard's forest lands are mixed stands of evergreens and hardwood. Landowners who do not own property for commercial purposes typically use their forestland for a wide variety of purposes including home sites, scenic views, privacy, recreation, investments, etc. Landowners who plan to remove timber for the purpose of marketing it must notify the Forest Service and be issued a logging permit before harvesting any products. One of the important reasons for the logging permit is to allow the Maine Forest Service to determine if the landowner is in compliance with the Forest Practices Act, an act which limits the size of clear cuts and requires best management practices on the part of the land owner.

According to the Maine Forest Service there have been 370 timber harvesting operations since 2000 (table), from a total of 8,293 acres of forests. This translates into an average of 31 harvests per year from an average per year of 691 acres of forests. The 1990's data is provided for comparison. The data in the table below is provided by logging permit holders based upon their estimates of the species and amount of timber that will ultimately be harvesting.

YEAR	Selection Harvest Acres	Shelter Wood Harvest Acres	Clear-cut Acres	Total Acres	Change of Land Use Acres	Number of Active Notifications
1991	767	0	0	767	0	11
1992	834	25	2	861	0	18
1993	482	14	10	506	0	10
1994	863	3	0	866	0	11
1995	630	0	0	630	0	20
1996	887	41	22	950	2	18
1997	1142	53	4	1199	26	22
1998	1057	0	15	1072	10	20
1999	851	67	0	918	1	34
2000	1061	352	0	1368	0	35
2001	632	0	0	632	11	23
2002	697	0	0	697	4	31
2003	579	30	0	609	0	25
2004	445	25	0	470	2	29

2005	719	145	0	864	2	31
2006	523	99	0	622	0	34
2007	676	2	0	678	6	38
2008	1046	30	0	1076	2	32
2009	634	0	0	634	32	32
2010	808	0	0	808	14	32
2011	473	2	0	475	5	28

**Table 2: Summary of Timber Harvest information for New Vineyard**

*Key to Headings:*

“Selection harvests” remove some trees of all sizes, either singly or in small groups with the goal of encouraging regeneration with a multi-aged stand structure.

“Sheltered harvests” remove trees from a forest stand in 2 or more stages; the initial harvest removes most mature trees, leaving enough trees to serve as seed sources and to provide the right amount of shade to produce a new generation of trees.

“Clear-cut harvests” remove most or all the trees in one harvest; regeneration occurs through natural seeding by nearby trees, from stumps, planting seedlings, or from seedlings already growing in the understory.

“Change of Use” is usually removal and sale of trees prior to land clearing for a home or other development.

*\*\*Source: Maine Forest Service*

## **Protection of Agricultural and Forest Land**

The Town of New Vineyard Subdivision Ordinance (adopted in 2008) includes an Open Space/Resource Preservation clause; “It is the policy of the Town of New Vineyard to encourage the development of subdivision designs and layouts that preserve a sense of space, provide for agriculture, forestry. It also allows the Planning Board to waive or reduce certain otherwise applicable standards and provisions of this ordinance if such landowners commit to the permanent preservation of important open space. These incentives are designed to encourage greater flexibility and more innovative approaches to development and environmental design that will promote the most appropriate use of land, preservation of permanent open space, agricultural land and forest land. Where open space is being preserved, the building parcels shall be laid out and the structures shall be sited in such a manner that the boundaries between residential lots or other proposed uses and active agricultural use, commercial forest land, and/or wildlife habitat are well-buffered by vegetation, topography, streets or other barriers in order to minimize potential conflict between new uses and agricultural and forestry uses.



## Economy

### Findings and Conclusions:

- The number of businesses in New Vineyard has grown, but most are small businesses that employ less than five people.
- New Vineyard has a significant number of home-based businesses and these should be supported and encouraged.
- New Vineyard's unemployment is higher than the state average, on par with neighboring Oxford County, and lower than Somerset County.
- Public facilities that support economic growth (such as adequate meeting space, town hall, and appropriate fire station), are limited in New Vineyard and should be developed.

Maine has consistently ranked at the bottom of the scale for business friendly environments. The current administration is focusing on business development including charging the Maine Department of Economic and Community Development with developing sophisticated tools and initiatives that help individuals answer the following questions: How do I start a business in Maine? Do I need to register my business with the State? How do I make sure my business name is unique? How do I find financing for my business? Business funding efforts include Tax Increment Financing, Business Equipment Tax Relief Programs, Pine Tree Development Zones, and Community Development Block Grant Programs.

Bureaus within the Department of Economic and Community Development have been created or expanded, and include the Maine Office of Tourism, Maine International Trade Center, Maine Technology Institute, and the Office of Community Development.

Despite these state-wide efforts, the efforts are slow to trickle down to rural western Maine. New Vineyard's economy remains flat, with one major employer experiencing recent growth, and a patchwork of small and home-based businesses riding the economic roller coaster.



Our Village Market

## Local Industry and Commerce

In the last inventory completed for the Comprehensive Plan in 1992 there were 18 businesses identified in New Vineyard employing approximately 85 people. Both the number of businesses and the number of employed has expanded. The number of businesses has grown from 18 to 44, although they are mostly very small operations employing 1 to 5 people. Significant growth in employment is largely due to the addition of approximately 20 jobs at Maine Wood Concepts.

<b>Inventory of Businesses Maintaining a Storefront or with Employees</b>	<b>Number of Employees</b>
Maine Wood Turning (wood turned products)	50 to 100
Churchill's Garage (repairs and second hand parts)	1 to 5
Bryan's Auto Body (auto body)	1 to 5
Village Market (convenience store)	5 to 10
Shady Lane Farm (dairy)	1 to 5
"Cans R Us" (redemption center)	1 to 5
Randy Bates - Springside Farms (dairy)	1 to 5
Forster - Ricardo Farm (beef)	1 to 5
Charles Family Enterprise (construction)	1 to 5
Earl Luce Logging and Excavation (logging and excavation)	1 to 5
Nile Logging (logging)	1 to 5
Bee Balm Herb Patch of Maine (herbs)	1 to 5
Appalachian Hardwoods (flooring)	1 to 5
Pierce Excavation (earthwork)	1 to 5
Brian Ellis (business services)	1 to 5
ABC Builders (construction)	1 to 5
Mountain Guide Service (guide service)	1 to 5
Kathy's Carpentry (carpentry)	1 to 5
Mazza Signs (sign making)	1 to 5
Tami Lynn Productions (event promotion)	1 to 5
Melissa Riordan Stables (horseback riding)	1 to 5
Dennis Dubay Garage (car repair)	1 to 5
Mike's Bait Shop (bait)	1 to 5
Matt Luce Portable Welding (welding)	1 to 5
Lennie's Doll Cabins (doll house construction)	1 to 5
Strickly Muzzle Loading (firearms)	1 to 5
Peter Tyler Excavating (earthwork)	1 to 5
Brookside Barn (internet-based antique sales)	1 to 5
Steve Adams House Painting (painting)	1 to 5
Scott Webber Farm (dairy)	1 to 5
Searles Garage (car and equipment repair)	1 to 5

Ellis Garage (car and equipment repair)	1 to 5
Steve Holbrook Trucking Company (trucking)	1 to 5
Lonnie Blood Masonry (masonry)	1 to 5
Ellie Cowie-Archeologist (archeology)	1 to 5
Fraiser Carpentry (carpentry)	1 to 5
Steve Heath (entrepreneur)	1 to 5
Susie Kidd Firewood (firewood)	1 to 5
Matt Pierce - Pierce Excavation (earthwork)	1 to 5
McDonald Carpentry (carpentry)	1 to 5
Dana Jr. Welding (welding)	1 to 5
Sam Kennedy (entrepreneur)	1 to 5
Sue Kidd Lambert - Bear Ridge Lumber (lumber)	1 to 5
Robert Silannpaa Logging (logging)	1 to 5

## **Labor Force**

To understand the scale of challenges and opportunities in New Vineyard, it is important to view the unemployment rate of the town in a larger context, such as Franklin County. (We chose to expand that view even further and show county data for the Tri-County Area as well as neighboring Somerset County.) The following table illustrates the trends over the last 10 years. The Department of Labor uses Labor Market Areas (LMA) to monitor unemployment. Franklin County is a LMA, with the addition of the towns of Vienna and Livermore Falls.

New Vineyard's population is 757 and its Civilian Labor Force in 2011 was 332; 299 were employed, and 33 were unemployed, resulting in an unemployment rate of 9.9% or .5% above the LMA, and 2.4% higher than the State of Maine at the time. The average for 2012 was slightly better at 9.325% with a high of 10.1% in April and a low of 8.3% in October. As of July, 2013 the unemployment rate was 8% and the state 6.6 %, demonstrating the constant ups and downs of employment in the region. To summarize, the LMA, which is inclusive of New Vineyard, continues to exceed the State in terms of unemployment, however it fares slightly better than Somerset County and its LMA most years, is on par with Oxford County, and much worse than Androscoggin County and its LMA which tends to mirror the State of Maine average.

Source: Maine Department of Labor



**Average Annual Labor Force Statistics for Franklin County, Surrounding Counties, and Maine**

County	Local Area Unemployment Statistics	Annual 2002	Annual 2003	Annual 2004	Annual 2005	Annual 2006	Annual 2007	Annual 2008	Annual 2009	Annual 2010	Annual 2011
Franklin	Civilian Labor Force	14,322	14,302	14,471	14,539	14,340	14,090	14,268	14,445	14,371	14,280
	Employed	13,591	13,460	13,657	13,698	13,499	13,225	13,273	12,930	12,925	12,931
	Unemployed	731	842	814	841	841	865	995	1,515	1,446	1,349
	Unemployment Rate	5.1	5.9	5.6	5.8	5.9	6.1	7.0	10.5	10.1	9.4
Oxford	Civilian Labor Force	27,635	27,691	27,687	27,930	28,387	28,264	28,273	28,189	28,727	28,680
	Employed	26,118	26,073	26,125	26,309	26,739	26,588	26,342	25,151	25,734	25,912
	Unemployed	1,517	1,618	1,562	1,621	1,648	1,676	1,931	3,038	2,993	2,768
	Unemployment Rate	5.5	5.8	5.6	5.8	5.8	5.9	6.8	10.8	10.4	9.7
Somerset	Civilian Labor Force	24,632	24,631	24,351	24,610	25,099	24,855	24,824	24,773	24,783	24,936
	Employed	22,904	22,712	22,560	22,730	23,360	23,116	22,891	22,044	22,002	22,353
	Unemployed	1,728	1,919	1,791	1,880	1,739	1,739	1,933	2,729	2,781	2,583
	Unemployment Rate	7.0	7.8	7.4	7.6	6.9	7.0	7.8	11.0	11.2	10.4
Androscoggin	Civilian Labor Force	56,006	56,241	55,925	56,638	57,487	58,032	58,292	58,131	58,022	58,281
	Employed	53,553	53,422	53,409	53,834	54,768	55,335	55,118	53,209	53,145	53,889
	Unemployed	2,453	2,819	2,516	2,804	2,719	2,697	3,174	4,922	4,877	4,392
	Unemployment Rate	4.4	5.0	4.5	5.0	4.7	4.6	5.4	8.5	8.4	7.5
Maine	Civilian Labor Force	680,569	684,689	685,534	692,327	698,527	699,363	703,401	699,517	700,568	704,078
	Employed	650,943	650,458	653,847	658,507	665,856	666,350	665,463	642,593	643,244	651,038
	Unemployed	29,626	34,231	31,687	33,820	32,671	33,013	37,938	56,924	57,324	53,040
	Unemployment Rate	4.4	5.0	4.6	4.9	4.7	4.7	5.4	8.1	8.2	7.5

The following table shows employment by occupation in 2010, the most recent data collected by the Census. You will note the difference in the total civilian labor force supplied by the Census in 2010 was 332, while it was 391 in 2011 from the Department of Labor. It is likely that the data collection methods, timing, and source accounts for the variance as there is no evidence to suggest otherwise.

<b>Employment - Occupation, 2010</b>	<b>New Vineyard</b>	<b>Franklin County</b>	<b>Maine</b>
Total	391	14,334	657,556
Management, professional, and related occupations	150	4,344	224,966
Service occupations	64	2,776	115,271
Sales and office occupations	64	3,195	160,970
Farming, fishing, and forestry occupations	14	253	10,367
Construction, extraction, and maintenance occupations	41	1,644	66,058
Production, transportation, and material moving occupations	54	2,122	79,924
Maine Economics and Demographics Program <a href="http://maine.gov">maine.gov</a>			

## Employment Trends

How do employment occupations in New Vineyard compare with trends in the State of Maine? Favorably, as 71% of employed residents are employed in a growth industry. Data indicate that in Maine, there has been significant growth in educational services since 2000 (24%); Health Care and Social Assistance (21.3%); Arts, Entertainment and Recreation (15.6%); and Management of Companies and Industries (13.5%). There was also more modest growth in Leisure, Hospitality and Food Service; Administration and Waste Services; and Government. Construction and Manufacturing experienced a decline.

## Income

In 2010, New Vineyard had a significantly higher median household income than the average in Franklin County, although it is below the State of Maine. The healthier than average median household income helped many New Vineyard residents stay out of poverty. New Vineyard has a 10% poverty rate, \$17,600 for a family of three, for example. Franklin County had a 15.6% poverty rate, and Maine, a 12.7%, rate.

<b>Income - Median Household, 2010</b>	<b>New Vineyard</b>	<b>Franklin County</b>	<b>Maine</b>
Median Household Income	\$45,921	\$39,831	\$46,933
Maine Economics and Demographics Program <a href="http://maine.gov">maine.gov</a>			

<b>Income - Per Capita, 2010</b>	<b>New Vineyard</b>
Per capita income in the past 12 months	\$21,879
<b>Sources:</b> Income - Per Capita from: American Community Survey 5-year estimates	

<b>Percentage of Households Below Poverty</b>	<b>New Vineyard</b>	<b>Franklin County</b>	<b>Maine</b>
Households	330	12,498	551,125
Below Poverty	33	1,951	70,488
Source: 2010 American Community Survey Maine Economics and Demographics Program ( <a href="http://econ.maine.gov/index/sheet">http://econ.maine.gov/index/sheet</a> )			

## Economic Programs

There are a number of economic development programs that may strengthen business development in New Vineyard. These include, but are not limited to:

The Pine Tree Development Zone (PTDZ). The PTDZ program offers eligible businesses the chance to greatly reduce or virtually eliminate state taxes for up to ten years when they create new, quality jobs in certain business sectors or move existing jobs in those sectors to Maine. Over 300 Maine businesses were participating in the PTDZ program in 2011, with reimbursements from thousands to hundreds of thousands of dollars for taxes paid on new employees.

Eligible sectors are: Biotechnology, aquaculture and marine technology, composite materials technology, environmental technology, advanced technologies for forestry and agriculture, manufacturing and precision manufacturing, information technology, financial services.

A new, quality job is defined as one that: 1.) Meets the income requirements for the current year. Income includes "income derived from employment" (IDE) or employee earnings, and employer payments toward employee benefits including retirement, health insurance, education, and dependent care. That total for any new, quality job must exceed the per capita personal income for that county; 2.) Includes access to group health insurance with an employer contribution encouraged but not required; 3.) Includes access to group retirement benefits. PTDZ benefits do not apply to jobs moved from one area to another within the state.

Businesses may be eligible for corporate tax credits, sales and use tax exemptions for both personal and real property, withholding tax reimbursements of 80%, and reduced electricity rates. (Some financial sector companies may also be eligible for certain insurance tax credits.)

#### EB-5 Investment program for foreign investors

The EB-5 program is a Federal immigration Visa Program that allows foreign investors seeking to establish permanent resident status in the U.S. to receive fast-track status on their petitions when they invest \$500,000 in low-employment/rural areas in an enterprise that will create at least 10 jobs. Each year, 10,000 Visas are set aside specifically for the EB-5 program nationally. For foreign investors seeking the freedom and flexibility to live and work in the United States, the EB-5 Visa Program provides an excellent opportunity to obtain Green Cards - providing Permanent Residency for the applicant, his or her spouse and any dependents under the age of 21. New Vineyard's proximity to Canada, and neighboring Saddleback's experience with the EB-5 program, make the EB-5 program attractive to explore for future development.

#### TIFF Districts

Tax increment financing (TIF) is a tax incentive program for economic development that is available to all Maine local governments. TIF uses property tax dollars that are generated by new development and applies some or all of those dollars to the project. The intent of tax increment financing is to promote economic development through improvements to public infrastructure financed by the additional property tax revenues generated by the project. The mechanics of a TIF program have remained the same since its legislative adoption in 1977. Basically, a municipality designates a district where development will occur and tax increment financing will be used to assist that development. Property values within the "district" are frozen. When improvements are made within the district and value increases, the difference between the frozen value and the new value is called the "captured value." Property taxes generated by that captured value are used to support the development project.

#### Program Implementation

No businesses to date have partnered with the state or municipal government to utilize these programs in New Vineyard, although there are preliminary discussions in regards to establishing a TIF district, with technical assistance offered by Greater Franklin Development Corporation. Androscoggin County Council of Governments is coordinating a strategic planning process called Mobilize Western Maine, however initial efforts have yet to affect New Vineyard.

Greater Franklin Development Corporation (GFDC) was established in 1998 by a group of local business people in an effort to strengthen economic development in the greater Franklin County area. Its goal is to create and retain quality employment opportunities in Franklin County by

attracting new businesses, assisting local employers, and encouraging entrepreneurship. GFDC is a nonprofit organization that receives funding annually through multiple sources including Franklin County, grants, and private businesses including financial institutions. GFDC is located on Front Street in Farmington.

The Androscoggin Valley Council of Governments (AVCOG) is based in Auburn but serves Franklin, Oxford and Androscoggin Counties. It offers business assistance, economic and community development assistance, environmental management, regional development and assistance projects, regional forums and training, and support for special programs and projects. AVCOG is also instrumental in coordinating Mobilize Western Maine, a part of a statewide initiative of the seven economic districts in Maine, each of which are participating in development strategies based on their region's indigenous assets and opportunities.

The Mobilize Maine process establishes five-year goals, mapping the region's indigenous assets, and conducting an in-depth analysis of industry clusters and identifying short and long-term actions that will move the region closer to its goals. Its goals are to:

Establish long-term strategies for growth that will span successive state administrations, and be sustained by a broad, grass roots based critical mass of private, public and non-profit sector leaders and citizen volunteers facilitated under the guidance of Maine's seven regional economic development districts (EDDs); Initiate a ground up approach whereby citizens in each region will identify strengths and assets that can become the foundation of the new economy; Identify regional priorities that will become the basis for private, public and philanthropic investment in each economic region; Preserve and sustain Maine's unique quality of place, while growing good paying jobs and businesses; Focus on measurable outcomes, with firm timeframes, benchmarks for action, and assigned responsibility for getting things done.



## Housing

### Findings and Conclusions:

- Since 1997, there have been approximately 87 permits issued for new residential structures.
- 42 of 141 (30%) of households with mortgages in New Vineyard could not afford the median home in 2008.
- The average number of homes built per year between 1997 and 2011 was 6.
- There will continue to be a minimal demand for additional year-round housing units over the planning period.
- Form a committee to do a housing survey and utilize latest tax assessments to identify potential housing condition needs.

### Introduction

Housing characteristics within a community are an important consideration of the comprehensive plan. Documentation of housing growth trends, availability of housing, its affordability and condition are important planning considerations. This information is necessary to reach decisions concerning the need for additional housing, provisions for affordable housing and the need for a mixture of housing types.



Bates Farm

### Trends

As is true of many small Maine towns, New Vineyard has evolved from a community based on farm and forestry to a largely residential community. Most residents work out of town. We also have a growing aging population, both seasonal and year-round.

The median year that a house in New Vineyard was built is 1972, which is newer than the median year for a house built in the state (1966) and is about the same as the median year for a house built in the USA, which is 1971.

There were 87 single-family building permits issued in New Vineyard between 1997 and 2011. Most years there were 1 to 6 permits issued, with the exception of 2004, when there were 16, and 2010, when there were eleven. In that period, the average number of homes built per year was 6. There are a variety of housing types in town including mobile and manufactured homes, older homes in varying conditions, old farmsteads, new stick-built homes, camps that are mostly near the lake, and expensive properties for both seasonal and year-round use. There are no ordinances restricting type of house, mobile home, or any other kind of home. The one restriction is that in order to locate a home on a piece of property, you must have one acre or more of land to put it on. The rising number of buildings reaching an advanced state of disrepair is a safety and health concern.

### **Changes in Year-Round Housing Stock**

The housing stock of a community is one of its most visible and important assets. Housing not only reflects the wellbeing of individual citizens, but it also portrays the condition and health of the community. An adequate supply of housing is needed to satisfy individual needs for shelter, as well as to finance a substantial portion of the community's municipal service. The following sections include an inventory of New Vineyard's housing stock, as well as that of Franklin County and the State where appropriate. According to the 2010 Census figures, there were a total of 560 housing units of which 326 were occupied. 159 of the unoccupied units were seasonal, recreational, or for occasional use. Table 2-1 includes a summary of the changes in total year-round housing stock since 1989. Between 1989 and 2010, New Vineyard experienced a 1.04% percent increase in the number of year-round housing units. As of 2010, there were 301 year-round housing units in town, an increase of 20 units.

**Table 2-1**  
**Changes in Total Year-round Housing Stock**

Total year-round Units	1989	2010	change
<b>New Vineyard</b>	291	301	+1.03%
<b>Franklin County</b>	11,952	12,480	+1.04%
<b>State of Maine</b>	500,494	551,601	+1.10%

Source: [www.mainehousing.org/docs/housing-facts---homeownership](http://www.mainehousing.org/docs/housing-facts---homeownership)

### **Occupied Housing Unit by Type of Structure**

The previous NV Comp. Plan shows that 88.1% of dwellings were single-family houses, 11.9 % were mobile homes. There were no two-family homes and no multifamily homes. Total occupied housing units at that time were 194. The most recent breakdown of occupied housing by unit (ACS 2000) shows 86.59% of housing units were single-family houses. 10.45% were mobile homes. 1.14% of houses were two-family homes and there were no multifamily homes.

Table 2-2 shows the most recent available data regarding housing units by type of structure for New Vineyard, Franklin County, and the State of Maine.

**Table 2-2**  
**Occupied Housing Units By Type of Structure 2008-2012**

	1-unit, Detached	1-unit, Attached	2 units	3-10+ units	Mobile home & Other	Total
<b>New Vineyard</b> (457)	91.03%	(0) 0%	(5) .9%	(8) 1.5%	(32) 6.37%	502
<b>Franklin County</b>	71.90%	1.23%	3.28%	11.60%	11.98%	
<b>Maine</b>	67.41%	2.21%	5.61%	14.70%	10.08%	

Source: <http://www.usa.com/04956-me-housing.htm#Units-in-Structure>

### **Selected Characteristics of Housing Units**

In 1980 New Vineyard had a total of 326 occupied dwelling units of which 73.3 percent were year-round homes and 26.7 percent were seasonal homes. The large majority (87.1 percent) were owner-occupied homes as opposed to rentals. In 2010 there were 508 total housing units. Of those, 326 (64.2%) were occupied. 159 (31.1%) were seasonal units. 276 (84.65%) were owner-occupied and 50 (9.8%) were renter-occupied. There were several vacant dwelling units. Table 2-3 displays the 2010 Census information on selected housing characteristics, including total dwelling units (year- round and seasonal), owner-occupied units for New Vineyard, the County, and the State. There has been a 12% increase in occupied housing units in New Vineyard between 2000 (290 units) and 2010 (326 units). 17 were vacant.

**Table 2-3**  
**Occupied Units Type of Structure 2010**

	Owner-occupied units	Renter-occupied units	Seasonal units	Total
<b>New Vineyard</b>	276 (54.1%)	50 (9.8%)	159 (30.2%)	508
<b>Franklin County</b>	9248 (75.6%)	2,987 (24.4%)	21,571	
<b>Maine</b>	400,881 (72.7%)	150,720 (27.3%)	551,601	

Source: <http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=b>

### **Housing Conditions of Year-round housing units**

1992 survey results indicate that most respondents owned their own homes and lived in year-round wood frame houses. Nearly all of the homes had indoor plumbing facilities with a bathroom and kitchen sink. Information from the last Comprehensive Plan indicates that a majority of homes were heated with wood. Approximately thirty percent of the respondents said the electrical wiring was in good condition. Most foundations and sills were reported to be in good condition. Old survey results suggest that at least 25 percent of the homes needed additional insulation at that time.

Table 2-4 contains a variety of housing conditions data as reported in the 2010 Census for New Vineyard, Franklin County, and State of Maine. In 2010 complete kitchens were present in 92.3% percent of the year-round housing units (95.0 percent County wide); 87.1 percent had at least one bathroom (88.4 percent county wide); 5.6% were lacking complete plumbing facilities (1.6% in the County). The information on central heating systems includes units in which the owners have chosen wood heat as primary or supplementary heating.



**Table 2-4**  
**Housing Conditions of Year-round Housing Units 2010**

	Incomplete kitchen facilities	Incomplete plumbing facilities	Central heating
<b>New Vineyard</b>	0.0%	5.6%	34.9%
<b>Franklin County</b>	1.2%	1.6%	64.0%
<b>Maine</b>	1.1%	1.3%	72.4%

Source:

[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_10\\_1YR\\_DP04&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_10_1YR_DP04&prodType=table)

### **Occupancy Rates**

Table 5 contains information on the number of persons per dwelling unit. New Vineyard averaged 2.8 persons per household in 1990. In 2010, the average household size was 2.33 persons per household in New Vineyard, 2.28 persons per household in Franklin County, and 2.32 persons per household in the State. It also shows a significant decline in persons per household in New Vineyard starting since 1990.

**Table 2-5**  
**Occupancy Rates/Persons per Dwelling**

	1990	2000	2010
<b>New Vineyard</b>	2.8	2.6	2.33
<b>Franklin County</b>	2.6	2.4	2.28
<b>Maine</b>	2.56	2.39	2.32

Source: U.S. Census Bureau, 2009-2010 American Community Survey

### **Housing Rents and Subsidies**

As is true throughout Maine, New Vineyard's population is aging. Although the previous Comprehensive Plan noted the need for elderly congregate care units, the 2012 survey showed no such need. Table 2-6 contains data from the 1980 Census on rents and renter-occupied units. A small percentage (12.9 percent) of the housing units were renter-occupied in 1980 with the average rent in the town being \$180.00. Based on 2008-2012 data, there were 19 occupied rental units in New Vineyard. Six renters paid from below \$300 -\$499. Nine pay \$500-\$749. Four pay \$700-\$999. Median Gross Rent in 2008-2012 in New Vineyard was \$700; Median Gross Rent in Maine in 2008-2012 was \$497. In 2013 there were five housing choice vouchers for households in New Vineyard. Source: Maine State Housing Authority.

**Table 2-6**  
**Housing Rents and Subsidies 2009-2011**

Gross Rent:	\$0-\$199	\$200-\$299	\$300-\$499	\$500-\$699	\$700-\$999	\$1000+
<b>New Vineyard</b>	10.0%	10.0%	40.0%	30.0%	10.0%	0.0%
<b>Franklin County</b>	1.4%	6.2%	20.0%	51.2%	13.2%	8.0%
<b>Maine</b>	9.6%	7.8%	33.0%	30.0%	15.26%	3.57%

Source: U.S. Census Bureau, 2009-2011

### **Housing Affordability**

As of 2008-2012, median price of a house in New Vineyard is \$126,600, which is lower than the state average of \$175,600 and is lower than the national average of \$181,400. The 04956 Zip Code median house value has grown by 83.21% since 2000. The growth rate for the price of a house in 04956 Zip Code is higher than the state average rate of 77.91% and is higher than the national average rate of 51.67%. The median year that a house in New Vineyard was built is 1977, which is newer than the median year for a house built in the state which is 1972 and is newer than the median year for a house built in the USA which is 1975.

Source: <http://www.usa.com/04956-me-housing.htm#Housing-Occupancy>.

### **Future Housing Demand**

Future population and the characteristics of the existing housing stock are major factors in identifying future housing demands. This element of the comprehensive plan identifies the need for additional housing over the next ten years. As with any projection or estimation, unforeseen influences can greatly impact the validity of the projection.

New Vineyard's year round population is expected to decline slightly over the next 10 years to approximately 725. Based upon an average household size of 2.3 persons in the year 2025 there would be a demand for 20 additional year round housing units over the 10 year planning period. This does not included housing units that need to replace because of dilapidation or destruction. However, regional economic conditions and changing housing consumer characteristics can change this projected level of housing growth. New year round housing will be primarily single family.

As the population continues to get older the type of housing is expected to change. This will include smaller more efficient homes practically those that wish to "age in place." Second or seasonal homes comprised about 1/3 of New Vineyard's total housing in 2010. There has been a 25% increase in the number since 1990. The increase has been from both new construction and exiting homes used on a seasonal basis. It can be expected a similar trend will continue of the planning period.



## **Outdoor Recreation**

### **Findings and Conclusions:**

- Residents and visitors enjoy the outdoor recreation opportunities available in New Vineyard.
- Most private landowners have traditionally allowed public access to their lands for hunting, snowmobiling, ATV riding.
- New Vineyard has the opportunity to provide a wider range of outdoor recreation activities for the community and neighboring towns.

### **Recreational Opportunities and Open Space**

New Vineyard's natural environment provides for numerous recreational activities. The town is blessed with expanses of open space – both forested and open land, several lakes and ponds and numerous streams and other wetlands areas.

The expanses of open space provide opportunities for activities such as hiking, hunting, cross country skiing, snowshoeing and snowmobiling. Since most of the open space is privately owned, recreational opportunities are only available where landowners permit them. Community survey results indicate the desire to develop a community park/recreation area within the downtown area.

Water bodies provide opportunities for swimming, boating, fishing and other forms of water recreation. However, with the exception of the Porter Lake Public Beach and the Baud's Pond Wildlife Refuge, land surrounding most water bodies is privately owned. The Porter Lake Beach is a two-acre, town owned beach with 140 feet of shorefront for swimming and room for ten cars to park. The Baud's Pond Wildlife Refuge is managed by the Department of Inland Fisheries and Wildlife and located off Route 27.

Town owned recreational facilities include the Porter Lake beach, mentioned previously, and Smith Memorial Hall. The Public Opinion Surveys indicated a need for a park or other family recreational area. The New Vineyard Public Library expansion will provide a meeting area for library and town functions. Smith Memorial Hall, which primarily serves as the town selectmen meeting place and office, is also used as a meeting place for a number of organizations including Fire Department and Snowmobile Club. As well community involvement functions are held there throughout the year.



## Adequacy of Recreation Facilities

One of the methods of analyzing a community's recreation facilities is to utilize standards established by the National Recreation and Parks Association. These standards are listed in Table5-1 and are compared with town's existing facilities.

### COMPARISON OF COMMUNITY FACILITIES TO STATE STANDARDS

	National Standards	Town Facility
Adult Baseball	1 field/6,000	None
Basketball	1 court/2,000	None
Cross Country Skiing	1 trail system per town	Snowmobile trail network
Natural Ice Skating	1 rink/5,000	Porter Lake
Nature Study Area	1 area/town	None
Picnicking	2 tables/1,000	2 tables at Porter Lake
Playgrounds	1 playground/2,000	None
Recreation Halls	1 indoor area/10,000	Smith Memorial Hall
Soccer	1 field/4,500	None
Softball	1 field/3,000	None
Swimming	1 park or beach/15,000	Porter Lake Beach
Tennis	1 court/2,000	None
Walking/jogging paths	1/municipality	None

Based on these standards, the Town appears to have several recreational deficiencies including facilities for baseball, nature study area, playgrounds, soccer, softball, tennis, and walking/jogging paths. Some of these deficiencies may be offset by facilities in surrounding communities, such as Farmington.

## Hunting and Fishing

Wildlife both of game and non-game species are plentiful in New Vineyard. Hunting in the area follows the Maine hunting seasons. The game includes moose, deer, bear, rabbits, partridge,

turkey and duck. Most private landowners have traditionally allowed public access to their lands for hunting. Most of the land is not posted.

Porter Lake and Baud's Pond are accessed year round for fishing. Lily Pond and Mill Pond are noted for their warm water species.

### **Trail Systems**

The New Vineyard North Snowmobile Clubs maintains some 20 miles of trails in New Vineyard. The trail system connects with surrounding towns - Industry, New Portland, Farmington, Strong, Freeman, and North Anson - as well as to storage facilities for grooming equipment. Key to the success of the trails is the ability for people to stop at Our Village Market, which provides a range of services including gas and food.

There is no designated ATV Club in our town and no designated ATV trails.

### **Summary - Recreation**

New Vineyard's natural environment provides for numerous recreational opportunities. The town is very sparsely populated and has large expanses of open space that includes the New Vineyard Mountains, several lakes and numerous streams and brooks. Public access is available to Porter Lake via public beach to Baud's Pond through the Bauds' Pond Wildlife Refuge.

New Vineyard's recreational facilities include Smith Memorial Hall, which is a popular meeting place, a network of snowmobiles trails and the new Library. The town's only recreation activity for youth consists of swimming lessons at the Strong public beach for which the town provides funding. According to State standards, the town's recreational deficiencies include a basketball court, nature study area, playground soccer field, softball field, tennis courts and walking and jogging paths. Most of these recreational facilities are available in neighboring Farmington and some may be too costly and impractical to build and maintain for a town the size of New Vineyard.

Future recreational needs created by new development could be met by requiring developers of larger projects to provide recreational facilities and opportunities for the future residents of their projects.



## Transportation

### Findings and Conclusions:

- There are a few local roads, which are becoming inadequate to meet today's travel needs.
- Lack of sidewalks, pedestrian crossing, and inadequate parking are a problem at the town hall and the library.
- Maine Wood Concepts on Route 27 in the village uses the town's parking lot located across the road from the town meeting hall on a daily basis. Public parking is limited as the mill also utilizes their lot, which is adjacent to the hall for additional parking spaces.

### Introduction

An analysis of the transportation system constitutes a very important component of the town's planning process. The transportation network and the accessibility it provides is one of the primary determinants of the pattern of development within New Vineyard. The road system must remain functional while maintaining the rural character of the Town.

The location of transportation routes is important to New Vineyard's and the region's development patterns and to its overall economic well being. New Vineyard's transportation system includes collector highway State Route 234, running through New Vineyard from North Anson to Strong for 6.87 miles, and State Route 27 running 8.2 miles through New Vineyard from Farmington to New Portland and on up through the High Peaks region, through Carrabassett Valley to Sugarloaf Mountain and Canada. There are 38.7 miles of local roads in the town. Route 27, the only arterial road running through New Vineyard, is a heavily travelled highway. Major contributors to the usage of that highway are the Poland Springs Bottling Plant located in Kingfield and Sugarloaf U.S.A. also located a few miles past Kingfield. There is also a high volume of commercial traffic through New Vineyard village North into Canada that creates noise pollution as well as a danger to other motorists and pedestrians.

### Highway and Road Classification

The Maine Legislature authorized and directed the Department of Transportation (MDOT) to classify all public roads throughout the State. The classification system that was established was based on the principle that the roads, which serve primarily regional or statewide needs, should be the State's responsibility; and roads, which serve primarily local needs, should be a local responsibility. The State's classification system includes the following:

**Arterial (State) highways** are the most important travel routes in the state. They carry high-speed long distance traffic and attract federal funding. Route 27 is an arterial highway. The state is responsible for all maintenance, summer and winter.

**Collector (State Aid) highways** serve as important travel corridors, which connect nearby larger towns or arterial highways. Route 234 is a collector highway. The town is responsible for winter plowing/sanding and MDOT is responsible for summer maintenance.

**Local Roads** usually carry low volumes of traffic specific to areas of town. The town is responsible for all road maintenance for 38.7 miles of local roads. Only four Local Roads are set up for traffic to be counted. There is a Road Commissioner who tends to summer maintenance of Town roads and Local Road snowplowing is contracted out.



## Highway and Road Inventory

Table 1 contains a listing of New Vineyard's highways and roads by classification, with annual average daily traffic volumes and road lengths. Annual average daily traffic volume figures here are cited for the year 2012.

**TABLE 1**  
**New Vineyard Arterial and Collectors –**  
**Classification, Traffic Volumes, Location, and Length**

Classification/Road Miles	Annual Average Daily Traffic Volume	Location	#Miles
<u>Arterial</u>			
<b>Route 27</b>		Runs north and south through center of town	8.22
Farmington line to Rt. 234 intersection	4,360		
Rt.234 intersection north to Valley Road	4,060		
North of Rt. 234 to Valley Road intersect.	4,110		
North of Valley Road to New Portland Line	3,100		
<u>Collector</u>			
<b>Route 234</b>		Runs from Strong line to Rt. 27; Rt. 27 to Anson Valley Rd. to North Anson line.	6.87
At Strong line	520		
East of Barker Road	540		
West of East Sh. Dr.	620		
East of East Sh. Dr.	720		
West of Rte. 27	820		
West of Miller Rd	800		
East of Miller Rd	740		
East of Holbrook Rd	720		
<u>Local</u>			
Barker Road	590		
Church St.	880		
Taylor Hill Road	400		
Note: other local roads not measured.			

Traffic volume and speed have been an increasing problem for village residents. Taylor Hill Road is a local road that is increasingly becoming a collector for traffic from Strong and Phillips going north on 27 or east on 234. The Peabody Corner intersection of Taylor Hill Road, Stewart Road, and Church Street is a blind intersection. Speed on Taylor Hill Road is becoming a concern for local residents.

## **Motor Vehicle Crash Data**

Maine DOT maintains records of all reportable crashes involving at least \$1,000 damage or personal injury. A report entitled “Maine Accident Report Summary” provides information relating to the location and nature of motor vehicle crashes. One element of the summary report is the identification of “Critical Rate Factor” (CRF), which is a statistical comparison to similar locations in the state. Locations with CRFs of 1.0 or greater and with more than eight crashes within a three-year period are classified as “High Crash Locations” (HCLs).

Based upon information provided by Maine DOT for the period January 1, 2010 to December 31, 2012, there were no HCLs in New Vineyard. Over the same period there were 70 crashes reported in New Vineyard. The majority of crashes were the result of running off road and strike with deer and moose.

## **Inventory of Highway and Road Conditions**

The Maine Department of Transportation rates the ride quality of state-maintained highways based on a scale of 1 to 5, with 5 being perfect. Route 27 was rated between 3.31 and 4.56 indicating that the ride was comfortable at speeds over 45 mph. Route 234 was rated at 1.9 – 2.59 indicating that the ride was comfortable at between 25 and 45 mph. Advanced cracking, rutting, and patching of Route 234 limit travel speeds. In 2007 the town appropriated a total of \$416,000.00 to rebuild a 6,200 ft. section of the road. The latest appropriation of \$133,000 for rebuilding and paving an additional 4700 feet of Barker road was made at the 2013 town meeting.

Table 2 contains information that can be used to determine the overall adequacy of the town’s highways and roads to provide a sufficient level of service at a reasonable maintenance cost. The overall maintenance and service ratings can be used to make this determination. Maintenance factors include the type of surface material and rating for drainage and road base. The overall service rating is based on the adequacy of the road alignment and travel way width to provide for safe travel. Most of the town’s highways and roads were given a “good” rating for overall maintenance and service.

In a typical year, Maine DOT invests time and money for road repairs in every community. Local road assistance to New Vineyard for fiscal year 2013 totaled \$31,284. However, there are no specific work plans listed for New Vineyard during 2013-2015. Listed below are the Local road assistance payments made to New Vineyard, along with a listing of maintenance work specifically recorded to New Vineyard in 2013. Activities that are managed on a larger scale, such as snow and ice control, and work done by contract are not listed. The maintenance accomplishments may extend into neighboring towns, but are listed in the first town where the work was reported. Finally, any capital projects that were completed in 2013 are also listed.

## Local Road Assistance – Fiscal Year 2013 -----\$31,284

### Maintenance Accomplishments- fiscal 2013

- 13 tons of cold patch applied
- 2 channels maintained
- 30,380 linear feet of backhoe ditching
- 15 Shoulder miles of herbicide applied
- 1 bridge washed
- 19 trees removed
- 6,210 linear feet of brush removed
- 2.9 miles of shoulder graded
- 6 emergency event responses
- 6 bridge inspections performed

**TABLE 2**  
**New Vineyard Highway and Road Adequacy**

Road/Street	Type	Surface	Drainage	Base	Alignment	Width(ft.)	Maintenance	Service
Anson Valley	State Aid	Paved	Poor	Poor	Fair	24	Poor	Poor
Barker Road	Gen. Rural	Paved	Good	Good/fair	Good	24	Good/fair	Good
Basin Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good
Brahmer Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good
Church St.	Urban/Rural	Gravel	Good	Good	Fair	24	Good	Good
East Shore Dr.	Gen. Rural	Gravel	Good	Good/fair	Good	20	Good	Good
Files Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good
Frederick Road	Gen. Rural	Gravel	Good	Good	Good	14	Good	Good
Herrick Mt. Road	Gen. Rural	Gravel	Good	Good	Good	14	Good	Good*
High St.	Urban/Rural	Paved/Gravel	Good/fair	Good	Good	20	Good	Good
Holbrook Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good
Holly Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good
Johnson Road	Gen. Rural	Gravel	Good	Good	Good	16	Good	Good
Lambert Road	Gen. Rural	Gravel	Fair	Good	Good	14	Good	Good
Landfill Road	Acces	Gravel	Fair	Good	Good	20	Good	Good
Lowell Road	Gen Rural	Gravel	Fair	Good	Good	14	Good	Good
Miller Road	Gen. Rural	Gravel	Good	Good	Good	14	Good	Good
Ramsdell Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good
Route 27	State Artery	Paved	---classified by MDOT					
Route 23	State Aid	Paved	Good	Good/fair	Fair	24	Good	Good
Spaulding Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good*
Stanley Road	Gen. Rural	Gravel	Good	Good/fair	Good/fair	18	Good	Good
Staples Road	Gen. Rural	Gravel	Good	Good	Good	18	Good	Good
Stewart Road	Gen. Rural	Gravel	Fair	Good	Good	20	Good	Good
Streeter Road	Gen. Rural	Gravel	Fair	Fair	Fair	12	Good	Good
Taylor Hill Road	Gen. Rural	Gravel	Good	Good	Good	20	Good	Good
Wells Road	Gen. Rural	Gravel	Good	Good	Good	18	Good	Good
Withey Road	Gen. Rural	Gravel	Fair	Good	Good	20	Good	Good

\*Portion of road is used seasonally

### Bridges

There are seven publicly owned bridges in New Vineyard. Six are owned by the State of Maine/Maine DOT and one by the Town.

## **Publicly-owned Bridges Located in New Vineyard**

<u>Bridge Name and No.</u>	<u>Waterway</u>	<u>Location</u>	<u>Year Built</u>	<u>Date Last Inspected</u>
1. Lemon Stream 5935	Lemon Stream	Rt.234-SA 4	1962	6/7/2012
2. Porter Lake Stream 5598	Porter Lake Stream	Rt. 234	2007	5/17/2011
3.Barker Stream 5356	Barker Brook	Rt. 27	1924	1/11/2013
4.Post Office 5355	Gould Brook	Rt. 27	1953	10/14/2011
5.Twin No. 2 5353	Lemon Stream	Rt. 27	1954	6/7/2012
6. Preston 3648	Barker Stream	Holley Rd.	1939	6/7/2012
7.Taylor Hill Rd. 0401	Lemon Stream	Taylor Hill Rd.	1985	7/28/2011

## **Parking Facilities in the Village**

There is a lack of adequate parking along Route 27 within the village. There is no official street-side parking, nor are there provisions for residential parking along the street. Limited unpaved parking areas are available at the town's public buildings: Smith Memorial Hall, Public Library and the Fire Station. Smith Memorial Hall, which is located curbside with limited parking on the opposite side of Route 27 has no parking adjacent to the building. There is a Pedestrian Crossing sign there, but no crosswalk painted on the pavement. This situation is hazardous for pedestrians attempting to cross Route 27 to get to Smith Memorial Hall. Along with the addition to the Public Library, parking facilities for both the library and the Town Office will be increased.

## **Public Transportation**

There are two local organizations which provide transportation services that enhance the quality of life for those who lack resources to get to work, to the pharmacy, hair appointments, visitation to family and friends, food pantries, meals and warming centers and to healthcare appointments.

Western Maine Transportation Service, based in Auburn, provides demand-response and fixed route transportation service to residents of New Vineyard on a limited basis for a nominal fee on Wednesdays and Fridays from designated locations. For information, call 1-800-933-9335 or reach them at [info@westernmainetrans.org](mailto:info@westernmainetrans.org) or at [www.wmtsbus.org](http://www.wmtsbus.org).

Community Concepts, located in Wilton, provides transportation services at no charge to medical appointments for MaineCare recipients. Transportation services are provided for Maine Care patients, Public Schools/Special needs Students, Department of Human Services, Child Development Services, Kidney Dialysis and Chemotherapy Patients. Community concepts also offer. "For Hire Individual Fee Escorted transportation services to the general public for a fee to non-medical appointments and shopping trips. They also offer transportation services to seniors 60 or older. Priority is given to dialysis and cancer treatment patients. Some preventative transportation is also provided. They also offer the MaineCare Mileage Reimbursement Program which is a convenient way to meet transportation needs of clients who can drive themselves or have family members or friends drive them to a MaineCare approved appointment, and get reimbursed for mileage. Community Concepts is located on Main St. in Wilton. To reach them, dial 1-800-866-5588 or at [www.community-concepts.org](http://www.community-concepts.org).

## **Street Construction Standard/Access Management**

The Town of New Vineyard Subdivision Ordinance adopted in 2008 includes construction standards for streets to be constructed in subdivisions regardless of whether it is public or private.

In addition, the ordinance requires the use of common driveways if the subdivision is accessed from off-site public streets, from the lower volume street, and with minimum sight distances from driveways.

## **Public Facilities and Services**

### **Findings and Conclusions:**

- Critical to the town is adequate fire protection water source and cell phone coverage for the whole town.
- In the near future, the town will need to accommodate a facility that is handicapped accessible for town assembly.
- Further investigation into expanded utilization of the town's software capabilities and backup of physical records should be done.
- Adequate and protected sand salt storage should be investigated to prevent waste and ground pollution.
- Since 2003, there has been a 25% decrease in New Vineyard students enrolled in the Mt. Blue Regional School District – however it appears to have stabilized. Introduction

Public services and facilities are necessary to protect the public health and safety and to ensure the well being of all residents. The availability and adequacy of these services and facilities reflect the community's desirability as a place in which to live and work.

New Vineyard provides needed facilities and services to its year-round and seasonal residents in an efficient and cost effective manner. The town has benefited from participating with other towns and regional organizations to provide public services. Those arrangements will continue and increase in the future. As well New Vineyard enjoys being a neighboring community to the Town of Farmington where services, educational and entertainment facilities exist.

### **Public Administration**

The Town of New Vineyard has a selectmen form of government with three selectmen who are elected for three-year terms. The board votes the chairperson of the board each year. The selectmen also serve as tax assessors and overseers of the poor. The summer road commissioner is an elected official. There is an appointed town clerk that also serves as the treasurer and tax collector. Additionally there is a deputy town clerk and a registrar of voters.

Other public officials, committees and boards include: Representative School Board, Planning Board, appointed Code Enforcement Officer, Fire Chief, Animal Control Officer, Health Officer (chairman of the Board of Selectmen).

New Vineyard has had an assessing agent for 12 years who has provided fieldwork while the selectmen have had responsibility to apply formulas for tax assessment.

The Town of New Vineyard utilizes TRIO for real estate tax records and personal property taxes. TDS provides both phone services for Smith Hall and the Town Office, while Time Warner provides internet capabilities to the town office. Backup of computerized records is part of the State of Maine Services, however physical records are stored in a variety of places and should be considered for consolidation and scanning.

### **Municipal Buildings**

New Vineyard has a central town office located on Route 234 on Lake St. that houses the Town Clerk and related activities. The town office is located in the New Vineyard public library

building. There is handicapped accessibility to the first floor of the building. Town records are housed in the Smith Hall location where the selectmen hold town meetings.

The town owns two buildings: Smith Memorial Hall and the Fire Station. Smith Hall is not in good condition and although it has marginal handicapped access to the ground level, handicap access to the whole building doesn't exist and future assembly needs will need to be addressed. Adequate parking for Smith Memorial Hall is seen as another issue, and additionally the building's energy profile (insulation, energy consumption) and water supply need to be improved. A significant mold issue in the basement is also posing a health risk to those who use the building and it is destroying documents that are stored there.

The town does not have a public works building because it contracts for highway maintenance, but it does have a small salt storage shed (lean-to) which is not in good condition. Sand is exposed to the weather. A new storage tank for liquid calcium was erected in 2010.

## **Public Safety**

### *Police Protection*

The Town relies on the Franklin County Sheriffs Department (dispatch) and the Maine State Police for police protection. These two organizations alternate coverage on a weekly basis. The lack of a local police force is not expected to be a problem for the foreseeable future, and no town investments are needed.

### *Fire Protection*

Fire Protection is provided by the town's volunteer fire department. In most respects the department appears capable of handling existing development and any gradual, intermittent growth in the number of single-family residences.

New Vineyard's fire department has a well trained and active volunteer force, which is funded by the town and the department's own occasional fundraising efforts. Like most other fire departments, New Vineyard's fire department is facing escalating cost in the area of equipment, training and federal and state mandates (safety, training, rebuilding older trucks), and a reduction in the number of local volunteers adding to response time. To offset the impact of more rapid development, developers could be asked to provide water storage facilities and to design their developments to accommodate fire protection. The department's capital need for a replacement tanker/pumper truck which cost \$224,000 was satisfied in January 2013 and was financed by \$50,000 down payment from a truck replacement account and a loan of \$174,000.

However, of major concern is the availability of a water source for fire fighting. An evaluation of the Mill Pond and dam is necessary to evaluate the viability of the water in the Mill Pond as a source of water. In addition to the evaluation, access rights to the Mill Pond dam and control of the dam will be needed. Currently it is owned by Fred O. Smith and management and control of the dam and pond level are through a combination of Bryan Fletcher, selectmen, fire department and Fred O. Smith.

A system of water storage (cisterns, dry hydrants) needs to be enhanced in remote areas of the town where distance and road conditions slow the delivery of water. Fire trucks must travel four to five miles to respond to calls to the most remote parts of town. Some unimproved roads are too narrow for fire trucks to pass, thereby inhibiting the delivery of multiple loads of water.

Another major concern is the radio coverage in parts of the town where coverage does not exist and impedes the ability of the fire chief to do effective call out.

The fire department's equipment included the following vehicles:

2000 E-One Pumper; 1,250 gal. tank; 1,250 gal. pump; Good condition

2012 Kenworth Pumper/Tanker

3,000 gal. tank; 750 gal. pump; Good condition

1993 Ford Squad

Converted Ambulance; Poor Condition

The Franklin County Dispatch does the call dispatches for Fire, Police, and Ambulance through a 911 calling system.

### **Emergency/Rescue/Medical Services**

NorthStar, the regional ambulance service for Greater Franklin County is part of the Franklin Community Health Network family. NorthStar's 75 EMS professionals follow their mission of respectful patient care, positive community activities, good stewardship of resources and excellent patient care. They have available around the clock ambulance coverage to 71 communities spread out over 2,800 square miles.

NorthStar is dispatched out of five base locations strategically positioned throughout the region. New Vineyard is primarily covered out of the Farmington base, which is staffed with two ambulances 24 hours a day. During daytime hours they staff an additional four ambulances around the region. During nighttime hours they decrease staffing to five ambulances due to decrease in call volume. On average they respond to New Vineyard approximately 60 times a year. NorthStar evaluates its call volume yearly to evaluate any needed adjustments to staffing patterns or equipment needs. They do not anticipate any issues in the future.

### **Funding for NorthStar**

When NorthStar transports a patient, the patient's insurance (or Medicare or Medicaid or the patient) is billed. NorthStar receives the income from these bills. With very few exceptions, it is only when a patient is *transported* that NorthStar receives any income. In part, this no-transport-no-fee is a community service but, more importantly, Medicare and every insurance company will pay only when there is a transport. If medication is given, NorthStar may charge a patient even if he/she is not transported. There is a small amount of other income from donations, event charges, and conference sponsorship.

All this income from patients, insurance, Medicare, Medicaid and donations is not enough to cover the expenses for the type of service that communities want and expect. In fact, this income only covers about four-fifths (79%) of the expenses.

That difference - between all the income and all the expenses - is the subsidy. This is the approximately \$850,000 that is contributed to NorthStar by all the towns and townships in subsidy support. It has nothing directly to do with the number of "runs". The amount of this subsidy allows NorthStar to break even each year - no loss, no gain. But the real issue, of course, is how to divide that total subsidy fairly and equitably amongst all the towns and



unorganized townships. This formula includes elements of population, housing units, residential valuation, and distance from the center of NorthStar's population area. The Board and NorthStar have kept this same basic formula (with some minor adjustments) every year since that time. The subsidy support allows NorthStar to give the powerful backup capabilities of a regional ambulance service and yet keep a local community focus.

## **Waste Disposal**

The New Vineyard Town Recycle Facility is located on Route 27 behind the Pratt Corner Cemetery. The Town was part of the recently disbanded Sandy River Recycling Association, which it joined after the Town landfill was closed in 1992. The town continues to recycle a breadth of products including paper, cardboard, plastics, glass, and metal and it was recently expanded to include TV's and computers. The Town receives revenue for the effort of its citizens recycling their waste.

## **Education**

New Vineyard is one of ten towns served the Regional School Unit No. 9 (Mt. Blue Regional School District). The other towns are Chesterville, Farmington, Industry, New Sharon, Starks, Temple, Vienna, Weld and Wilton. Starks voted to join the district in July 2012. New Vineyard students attend five schools within the district: Mallett School, Cascade Brook School, Mt. Blue Middle School, Mt. Blue High School, and Foster Career and Technical Center. Other educational opportunities for young children include Head Start in Farmington, and a number of day care and nursery schools.

Table 7-1 displays information on public school facilities that serve New Vineyard's youth.

**Table 1**  
**Description of School Facilities**

<b>School</b>	<b>Location</b>	<b>Date Built</b>	<b>Grades Served</b>	<b>Current Enrollment</b>
Mallett School	Farmington	2012	PreK-3	436
Cascade Brook School	Farmington	1990	4-6	261
Mt. Blue Middle School	Farmington	2002*	7-8	333
Mt. Blue High School	Farmington	2013**	9-12	712^
Foster Technology Center	Farmington	2013**	11-12	112^^

\* Mt. Blue Middle School was completely renovated in 2002. Originally built in 1950.

\*\* Mt. Blue High and Foster Tech were renovated with additions in 2013. Originally built in 1967.

^ Shared enrollment with Foster Tech.

^^ Shared enrollment with Mt. Blue High and three sending school systems.

Source: RSU #9 Superintendent's Office

The school district is in the process of converting all of its schools, except Cushing School in Wilton, to alternative energy systems (wood pellets, geo thermal, wood chips, etc.). Each building will also retain an oil-fired boiler as a back up.

Tables 2 through 3 display enrollment figures of New Vineyard children in each school grade. Overall enrollments have decreased since 2003.

**Table 2**  
**New Vineyard School Student Enrollment by Grades**

	Pre - K	Kindergarten	1st Grade	2nd Grade	3rd Grade	4th Grade	5th Grade	6th Grade	7th Grade	8th Grade	Total
2003	NA	5	7	6	6	10	14	6	12	10	76
2004	NA	11	4	7	6	6	9	12	6	8	69
2005	NA	9	9	5	8	4	5	8	10	7	65
2006	NA	1	10	10	7	7	6	7	11	12	71
2007	NA	5	6	8	11	7	8	8	7	11	71
2008	NA	5	5	10	10	11	7	8	6	6	68
2009	NA	5	5	4	8	8	11	9	8	7	65
2010	3	5	4	5	8	6	8	11	10	9	66
2011	2	8	5	6	6	10	8	9	10	10	72
2012	4	9	9	7	6	5	11	5	9	9	70
2013	6	5	5	7	6	6	6	7	5	7	54
%age Change 2003-13	100%	0%	29%	17%	0%	-40%	-57%	17%	-58%	-30%	-29%

Source: RSU #9 Superintendent's Office

	9th	10th	11th	12th	TOTAL
2003	8	14	14	12	48
2004	11	8	15	9	43
2005	7	8	9	14	38
2006	6	10	8	6	30
2007	11	7	11	7	36
2008	12	16	5	7	40
2009	8	10	13	7	38
2010	7	9	10	12	38
2011	9	5	7	11	32
2012	10	10	7	6	33
2013	11	7	10	8	36
%age Change 2003-13	27%	-100%	-40%	-50%	-33%

Source: RSU #9 Superintendent's Office

**Table 3**  
**New Vineyard**  
**Total Public School Enrollments by Year**

Year	Total Elementary Enrollments	Total Secondary Enrollments	Total Enrollments
2003	76	48	124
2004	69	43	112
2005	65	38	103
2006	71	30	101
2007	71	36	107
2008	68	40	108
2009	65	38	103
2010	66	38	104
2011	72	32	104
2012	70	33	103
2013	54	36	90
<b>Total</b>	747	412	1159
<b>% age change 2003-13</b>	-41%	-33%	-38%

Source: RSU #9 Superintendent's Office

**Table 4**  
**RSU #9 Enrollment Projections**

	K-5	6-8	9-12	Total
2013-14	1095	419	627	2141
2014-15	1115	421	595	2131
2015-16	1133	427	569	2129
2016-17	1152	435	551	2138

Source: Maine State Planning Office December 2003

At this time all of the school facilities are in good shape and should serve the students' and our community's needs. The District continues to work on preventative maintenance projects and has and will continue to establish energy savings protocols.

### **Cemeteries**

New Vineyard maintains perpetual care funds for the cemeteries located around the town. The care includes lawn and site maintenance. There is a volunteer Cemetery Committee, which has in past years provided excellent leadership for headstone repairs and tree maintenance. Most recently in 2011 Town acreage was logged and cleared to expand the main cemetery with road access and additional plots.

## **Animal Control**

The Town of New Vineyard has an appointed Animal Control Officer who provides services to residents in the control of animals. The town pays dues to participate as a member of the Franklin County Animal Shelter.

## **New Vineyard Public Library**

The New Vineyard Public Library Association is a non-profit organization that provides library services to the town. It is managed by a Board of Trustees and holds an open meeting once a month for the citizens of New Vineyard. The library receives a town voted allowance annually to defray some of the operational costs. The library has several programs for pre-school children, summer reading events for youth and adults, and Let's Talk Books and Let's Write monthly meetings and several community events throughout the year. The library was recognized in the town survey as a real community asset.

In the winter of 2013, an expansion to the library began. A ceremony dedicating the new structure was held August 2, 2014. The expansion provided much needed space for programs, materials and computer access and printing. This expansion was funded through community donations, fundraising events, grants from several trusts and two significant grants from CDBG and Rural Development.



New Vineyard Community Building

## **Communications**

Postal service is provided by the New Vineyard Post Office located on Lake Street in the village portion of Town. New Vineyard is fortunate to still have in-town service although hours have been reduced and more reduction of hours is slated for 2014.

TDS Telephone and Data Services for telephone service serve most of New Vineyard while internet/TV is a combination of TDS, Time Warner Cable, and Direct TV.

Although New Vineyard does not have a newspaper of its own, there are four area newspapers that report on the town's affairs.

The Franklin Journal, the Morning Sentinel-Farmington Edition, the Sun Journal and the Original Irregular based in Kingfield. Additionally, The Daily Bulldog on-line news covers activities, events and news about New Vineyard.

Electricity is provided by the Central Maine Power transmission system and is adequate to meet demands. Internet service is available, as is cellular telephone service. However, Internet cable and service are only available to some of the town.

With only one light manufacturing business in the town, there has not been interest in natural gas capabilities.

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## **Fiscal Capacity**

### **Findings and Conclusions:**

- New Vineyard's property tax base is made up largely of residential property and undeveloped land.
- The residential shoreline development on Porter Lake and New Vineyard's other ponds are a significant part of New Vineyard's property tax base.
- Since the inception of LD 1, New Vineyard's budgets have exceeded the State's committed growth limit and the budgets have been approved at the New Vineyard Town Meeting.
- Collection of unpaid taxes must become a priority.

### **Introduction**

A community's fiscal capacity refers to its ability to meet current and future financial needs through public expenditures. Over the next ten years, there will be demands to maintain and/or improve various municipal services, facilities, and infrastructure. These demands may include road and bridge improvements, public facilities construction or improvement, and general government operations.

### **Revenues**

Residential property taxes provide the largest source of revenue for the town. In 2011, for example, real and personal property taxes were assessed at \$60,264,170: land at 24,404,807, buildings at 34,452,980 and personal property at 1,406,383. In that year there was \$197,000 in exempt property. The town's real property base was revalued in 2012 resulting in the real estate part of the tax base being increased to \$66,443,242: land at \$29,271,587, buildings at \$35,613,893 and personal property at \$1,557,762. In that year there was \$210,000 in exempt property, which is approximately .3% of the total assessed property.

The residential development on the town's ponds and lakes is a significant contributor of the town's tax base. The assessed valuation of the properties on Porter Lake alone constitutes 86% of the total revenue of property taxes. Many of these properties are seasonal, owned, in many cases, by non-residents or by retirees. For the most part, these properties are located on private roads maintained by the owners who place little if any demand on town services and facilities.

VALUATION AND MIL RATE		
Fiscal Year	Assessed Valuation (1)	Mil Rate
2007	\$55,047,051	.00995
2008	\$57,015,769	.00980
2009	\$57,775,283	.01090
2010	\$59,277,283	.01090
2011	\$60,036,170	.01130
2012	\$66,443,242	.01180

Note (1) # includes real and personal property

## Assessed Valuations

Year	Land	Buildings	Homestead	Exempt Property	Personal Property
2007	\$23,594,043	\$33,674,428	\$2,951,000	\$160,000	\$ 899,761
2008	\$24,002,064	\$34,850,272	\$2,834,000	\$197,000	\$1,174,434
2009	\$24,153,799	\$35,420,613	\$2,777,320	\$198,000	\$1,434,457
2010	\$24,121,637	\$36,059,086	\$2,160,000	\$101,545	\$1,291,037
2011	\$24,404,807	\$34,452,980	\$2,100,000	\$197,000	\$1,406,383
2012	\$29,271,587	\$35,613,893	\$2,110,000	\$210,000	\$1,557,762

### Comments On Assessed Valuations:

1. The assessed valuation has increased steadily with the larger increases occurring in 2011 and 2012.
2. The mil rate has increased every year except in 2010.
3. Land values increased only modestly except in 2012, suggesting they were undervalued prior to 2012.
4. Building values have increased steadily over the period 2007 - 2012.
5. The homestead values have gone down steadily from 2007 - 2011. They have increased in 2012. This means that New Vineyard lost full time resident homeowners from 2007 - 2011 with an increase in 2012.
6. New Vineyard has a very small amount of tax-exempt real property.
7. Personal property provides roughly 2% of total tax revenues.

## MUNICIPAL REVENUES FISCAL YEARS-2007-2012

Year	2007	2008	2009	2010	2011	2012
Property Tax	\$666,719(1)	\$586,373	\$593,903	\$648,466	\$694,001	\$733,953
Excise Tax	na	\$110,851	\$105,851	\$105,898	\$108,730	\$103,200
Inter-Govt. Rev.	\$120,704	\$112,944	\$157,705	\$ 88,960	\$113,972	\$ 95,598
Charges-Serv.	\$ 8,405	\$ 77,209	\$ 10,635	\$ 13,361	\$ 21,784	\$ 25,552
Misc.	\$ 23,376	\$ 18,588	\$ 10,968	\$ 13,835	\$ 11,083	\$ 9,158
Total	\$ 823,376	\$826,485	\$879,062	\$870,521	\$ 949,570	\$967,461

Note 1. # includes both real and personal property taxes.

### Comments on Municipal Revenues:

1. Property tax revenues have increased by 18.35% from 2008 to 2011. Property assessed valuation increased by 3.57% for the same period. This is probably due to the increasing mil rate during the period. Accounts Receivable on the Town's Balance Sheet for taxes and liens were \$103,255 in 2008, \$131,716 in 2009, \$142,759 in 2010, \$128,313 in 2011.
2. Intergovernmental revenues consist of State Revenue Sharing, Homestead Exemption Reimbursement, Local Road Assistance, and Other. Variance by category can be seen in the table below. Note that State Revenue Sharing has been decreasing over the period. Local Road Assistance is flat over the period. There are significant variations in "Other."

## INTERGOVERNMENTAL REVENUES

Year	2008	2009	2010	2011	2012
State Rev. Sharing	\$ 47,887	\$ 45,193	\$33,679	\$ 32,216	\$31,940
Homestead Exemption	\$ 13,887	\$ 15,187	\$ 5,822	\$ 14,820	\$11,894
Road Assistance	\$ 31,284	\$ 31,284	\$31,284	\$ 31,284	\$33,628
Other	\$ 19,886	\$ 66,092	\$18,576	\$ 35,662	\$18,136
Total	\$112,944	\$157,705	\$88,961	\$113,972	\$95,598

### Expenditures

In 2005, an Act to Increase the State Share of Education Costs, Reduce Property Taxes and Reduce Government Spending at All Levels, better known as LD1, was enacted. The goal of the law is to lower Maine's total state and local tax burden as compared to those of other states. This goal is to be achieved by placing limits on the growth of state and local governments. The law provides several formulas that constrain year-to-year increases in municipal property tax levies, county assessments and State General Fund appropriations. Each year a municipal commitment growth limit is calculated based on real personal income growth, population growth, and increases in real and personal property values attributed to new development and investments. Should the town budget exceed the commitment growth limit, a vote to exceed that limit is required in a town meeting.

## MUNICIPAL EXPENDITURES FISCAL YEARS 2007-2012

Category	2007	2008	2009	2010	2011	2012
General Govt.	\$ 60,354	\$ 60,970	\$ 64,627	\$ 73,974	\$ 70,374	\$ 101,191
Public Safety	\$ 32,211	\$ 18,402	\$ 25,581	\$ 28,153	\$ 30,377	\$ 47,661
Public Works	\$186,321	\$ 424,307	\$179,558	\$237,991	\$206,479	\$ 193,415
Transfer Sta.	\$ 5,684	\$ 6,447	\$ 5,758	\$ 13,226	\$ 14,759	\$ 15,467
Library	\$ 2,500	\$ 3,500	\$ 3,000	\$ 3,875	\$ 3,875	\$ 3,800
Gen. Assistance	na	\$ 374	\$ 594	na	\$ 726	\$ 1,121
Education	\$444,123	\$ 458,106	\$447,102	\$437,278	\$456,694	\$ 491,832
County Tax	\$ 54,022	\$ 52,820	\$ 84,513	\$ 31,475	\$ 64,376	\$ 65,978
Recreation	\$ 1,601	\$ 456	\$ 124	\$ 100	\$ 178	\$ 30
Program Exp.	\$ 5,981	\$ 5,981	\$ 2,190	\$ 2,098	\$ 15,271	\$ 394
Other	\$ 9,494	\$ 25,617	\$ 22,178	\$ 23,959	\$ 22,254	\$ 32,958
Debt Service	na	\$ 2,843	na	na	na	\$ 275,000
Total	\$802,291	\$1,059,823	\$835,225	\$852,129	\$885,737	\$1,228,847

### Comments on Municipal Expenditures:

1. Public Works was up substantially in 2008. \$227,000 of this increase was attributable to Barker Road construction.
2. Transfer Station essentially doubled in 2010 and increased somewhat again in 2011.
3. County tax seems to have had timing issues in 2009 and 2011.
4. Total expenditures have increased by 10.4% over the period 2007 to 2011. This is an average of 2% per year. Note however 2008. See Comment 1 above. If the Barker Road construction was removed, the 2008 Total Expenditures would be \$832,823.



## **Capital Projects Fund**

New Vineyard maintains a capital project fund for capital projects. At the end of 2011, there was \$112,603 in the fund.

### **New Vineyard's Capital Assets-December 31, 2012**

Non-depreciated Assets	
Land	\$107,800
Depreciated Assets	
Buildings	\$157,000
Building Improvements	\$ 11,056
Equipment & Vehicles	\$248,700
Infrastructure	\$ 5,404
Total	\$422,160
Less: accumulated depreciation	(\$284,553)
Total	\$137,607
Net Capital Assets	\$245,407

## **Municipal Debt**

New Vineyard's municipal debt is \$200,000 in a loan to purchase a new fire truck costing \$278,000. State law governs the amount of debt allowed a municipality. The law limits a town's outstanding debt to 15 % of the town's last state valuation. This limit is reduced to 7.5% if the debts for schools, sewer, and special-district purposes are excluded. Based on New Vineyard's state valuation, it would be approximately \$10 million. However, such a debt would increase the tax rate significantly. Nevertheless, should the town need to borrow for public improvements, New Vineyard has significant borrowing power.

## **Fiscal Capacity**

A community's fiscal capacity is based upon the ability to pay normal municipal operating costs, including education, public works, public safety and finance capital expenditures as needed as compared with the ability of the tax base and other revenue sources to support such expenditures. New Vineyard's excess of revenues over (under) expenditures as shown on the tables above were \$20,585 in 2007, (\$233,338) in 2008, \$43,837 in 2009, \$18,392 in 2010, and \$63,833 in 2011. New Vineyard had a Non-major Capital Project Fund Balance of \$112,603 the end of 2011. Projects being reserved for in the fund are: Snow Equipment Fund, Fire Department Reserve, Smith Hall Reserve and Barker Rd Construction. New Vineyard has unrestricted assets of \$701,856 at year-end 2011. Available funds for reserves should increase with the real property revaluation in 2012 and the subsequent increase in mil rate.

## Population

### Findings and Conclusions:

- Town population is relatively stable
- The number of residents obtaining advanced educational degrees has increased.

### Population Trends

One hundred years ago, the town had a population of 660 people which gradually declined to 357 people by 1960 despite overall growth at county and state levels. During the 1960s, the town's population began to increase, reaching 607 people by the time of the 1980 Census and 1990 Census figures indicate that the town's population was 661. In 2000 the population had increased to 725 followed by a further increase to 757 in 2010.

Total year- round population figures for the town of New Vineyard, Franklin County and the State of Maine including historic figures are shown in Table 1.

**Table 1 - Overall Population Levels and Changes**

	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2012</b>
New Vineyard	444	607	661	725	757	775
Franklin County	22,444	27,098	29,008	29,467	30,768	30,630
Maine	993,722	1,125,043	1,227,928	1,274,923	1,328,361	1,329,192

Table 2 exhibits a comparison of New Vineyard's population to that of surrounding communities for the 1970 – 2010 period.

Growth for New Vineyard has slowed since 1990, while neighbor Industry continues to experience double- digit percent growth during the same period. However Towns of Kingfield, New Portland and Strong have experienced negative growth during the same period.

**Table 2 Comparative Population Change**

	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2012</b>
Anson	2,168	2,226	2,382	2,583	2,511	2,499
Farmington	5,657	6,730	7,436	7,410	7,760	7,678
Industry	347	563	685	790	929	923
Kingfield	877	1,083	1,114	1,103	997	988
New Portland	559	651	789	785	718	708
New Vineyard	444	607	661	725	757	775
Strong	1,132	1,506	1,217	1,259	1,213	1,208
Franklin County	22,444	27,098	29,008	29,467	30,768	30,630
Maine	993,722	1,125,043	1,227,928	1,274,923	1,328,361	1,329,192

**Table 3 - New Vineyard Average Household Size**

	<b>1990</b>	<b>2000</b>	<b>2009</b>	<b>2010</b>
Average Household Size	2.8	2.6	2.67	2.33

**Table 4 - New Vineyard Births and Deaths**

	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Deaths	4	5	5	7	4	7	7	4
Births	15	8	11	6	na	6	9	4

Sources - U.S. Census Bureau Maine Office of Data, Research and Vital Statistics, New Vineyard Town Reports

### Seasonal Population

Seasonal population is a measure of the number of people in a community who are not year-round residents. In New Vineyard, this includes individuals staying in second homes and camps. This seasonal population is an important part of the social character and economy of the town. It is estimated that the peak seasonal population could exceed 650, should all seasonal residences be occupied to capacity. Realistically, seasonal population grows to between 450 and 500 during the busiest periods.

### Population Projections

Town projections are calculated using two pieces of information: 1) The recent historical growth of each town's share of its county's population and 2) County population projections. The projections use linear regression analysis to estimate a constant rate of growth for each town's share of their county population between 1990 and 2010 or 2000 and 2010, whichever historical time period produces the regression with the slope closest to zero. This growth rate is then extrapolated into the future, using county population projections to project the population for each town in 2015, 2020, 2025, and 2030. This method produces some results that may seem counterintuitive. For example, a town may be projected to shrink between 2010 and 2015, even though it showed historical population growth over the 1990 - 2010 period and Franklin County is expected to grow from 2010 to 2015. The population projections for each town are based on changes in its share of Franklin County's population.

A town's share of the county population may be declining even though the town and the county have both been growing in population. The town population projections thus rest on the assumption (among many others, including those upon which the county population projections are based) that relative growth rates of towns in a given county will continue into the future.

**Table 5 - Year-Round Observed Population Change**

<b>Town</b>	<b>2000</b>	<b>2010</b>	<b>Change 00-10</b>	<b>% Rate of Change</b>
Anson	2583	2511	-72	-2.7
Farmington	7410	7760	350	4.6
Industry	790	923	139	16.8
Kingfield	1112	995	-117	-10.5
New Portland	786	718	-68	-8.7
<b>New Vineyard</b>	<b>729</b>	<b>756</b>	<b>27</b>	<b>3.7</b>
Strong	1257	1211	-46	-3.7
Franklin County	29,467	30,768	1301	4.4

Source: Maine Population Projections – based on Observed Populations

Table 6 shows a comparison of population projections for New Vineyard to six reference communities, Franklin County, and the State of Maine for the period 2010 -2030. New Vineyard is expected to experience a decrease of 45 people or -5.9percent from 2010 to 2030. These figures are based on expected Franklin Country growth of -4.7 percent and the State's projected decrease of .04 percent

It should be emphasized that the State's projects are conservatively stated, and reflect only small population gains. These projections do not take into account public or private development initiatives which could significantly affect population levels.

Characteristics of the population will lend insight to understanding future growth and demands for community services.

**Table 6 - Year-Round Population Change  
Comparative Population Projections**

<i><b>Town</b></i>	<i><b>2010</b></i>	<i><b>2015</b></i>	<i><b>2020</b></i>	<i><b>2025</b></i>	<i><b>2030</b></i>	<i><b>Total % change 2010 -2030</b></i>
Anson	2,512	2,543	2,515	2,481	2,437	-3.0
Farmington	7,751	7,700	7,622	7,583	7,429	-4.2
Industry	923	962	997	1,030	1,059	14.7
Kingfield	995	961	903	844	785	-7.0
New Portland	718	696	661	624	586	-18.4
<b>New Vineyard</b>	<b>757</b>	<b>748</b>	<b>737</b>	<b>725</b>	<b>712</b>	<b>-5.9</b>
Strong	1,211	1,202	1,169	1,135	1,100	-9.2
Franklin County	30,711	30,501	30,163	29,799	29,337	-4.7
State of Maine	1,327,370	1,329,823	1,331,607	1,330,281	1,325,751	-.04

Table 7 shows population age comparisons between 2000 and 2010. The largest increase is in the 45-64 age group, in which 8 percent increase has occurred. The largest decrease has occurred in the 24-44 age group with a 8.2% decrease with the 5-17 age group also decreasing significantly by 7.8%. A small increase of 2.9% has occurred in the 65+ age group and a small decrease of 1.7% has occurred in the under 5 group.

**Table 7 - Population Distribution by Age**

<i><b>Age</b></i>	<i><b>Population Distribution by Age 2000</b></i>		<i><b>Population Distribution by Age 2010</b></i>	
	<i><b>Number</b></i>	<i><b>Percent</b></i>	<i><b>Number</b></i>	<i><b>Percent</b></i>
Under 5	47	6.9	39	-5.2
5-17	159	23.5	118	-15.6
18-24	51	7.5	56	7.4
25-44	195	28.8	156	-20.6
45-64	197	29.1	281	37.1
65+	76	11.2	107	14.1
Total	678		757	

The aging population increases indicate the potential need for accessibility to medical and transportation services and for public safety improvements. The decrease of the 24-44 age group may indicate that there are not work opportunities available, while the increases in movement through the age distribution would seem to indicate that people are raising their families and staying in the community.

## **Education Attainment New Vineyard**

**Table 8 – Educational Attainment**

	<b>1990</b>	<b>2000</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
Less than 9 <sup>th</sup> grade	42	27	4	3	11
9 <sup>th</sup> to 12 <sup>th</sup> grade no diploma	67	54	33	42	42
High school graduate	173	221	255	244	253
Some college, no degree	42	71	86	108	73
Associates degree	7	18	68	61	48
Bachelor's degree	58	59	72	84	70
Graduate or professional degree	21	24	12	23	31
% High School or Higher	73.41	82.91	93	92	90
% Bachelor's Degree or Higher	19.27	17.51	15.8	18.9	19.1

Since 1990, the percentage of New Vineyard residents with High School Graduate or Higher has increased from over 73% to 90% and the percentage increase in those with Bachelor's Degree or Higher has remained relatively stable around 19%. The numbers would indicate that residents are graduating high school and going on to obtain associates degrees. While there appears to be an increase in the numbers of townspeople who are obtaining graduate degrees.

## **Existing Land Use**

### **Findings and Conclusions:**

- Approximately 90% of New Vineyard's land is forested and another 4% is farmland, illustrative of the rural nature of the town and the importance of agriculture and forestry.
- Development of residential and seasonal housing, particularly in the areas of Porter Lake, Barker Road/Herrick Mountain Road, High Street, Parlin Hill Road, Route 234, Taylor Hill Road and Brahmer Road have increased over the past 10 years, with little or no development within the Village Area occurring or expected to occur in the next ten years. Over the past 10 years, 108 year-round and seasonal residences have been built, and there have been 175 additions to residential properties. The rate of growth is not expected to increase over the next 10 years.
- Since 1990, 8 subdivisions comprising a total of 53 lots on 342 acres have been approved. Not all of these have been completely developed. It is not expected the rate of growth in developments will increase over the next 10 years.

### **Key Policies to be addressed**

- To what extent does the town wish to direct future development?
- How can the town best prepare for future development?
- How does the town ensure that new development will not negatively affect the character of the town?

## **Introduction**

One of the most important elements of a town's comprehensive plan is an analysis of how land is used within the community. An inventory of current land use can be used to identify past trends, areas of seemingly incompatible uses, areas where future growth is likely to occur, and how existing regulations are influencing the development of the town. All these factors provide valuable information for helping the town ensure that new development will be compatible with its vision for the future.

This section provides an analysis of New Vineyard's overall development pattern over the past 10 years. (See chart below) such information will be helpful in the development of a land use plan for the future that promotes orderly growth, protects the rural character, protects its water resources and makes efficient use of public facilities and services.

## **Overview**

New Vineyard encompasses a total area of 23,180 acres; 22,873 of which is land and 307 acres, which is covered by water. Approximately 90% of New Vineyard's land area is forested, a major factor contributing to the town's rural character. There are scattered fields throughout the town that mainly grow hay, but also add green, open spaces that contribute to the rural atmosphere of New Vineyard and provide edge habitat for wildlife; however, many fields have become overgrown as hay and pastureland go out of use. There are four great ponds, which are all joined by Lemon Stream, ten brooks/streams and 2,655 acres of wetlands, 688 of which are open water. The remaining land primarily consists of the village, several farms, scattered residential clusters and a minimal number of commercial establishments.

Any development within the village area is greatly limited by the topography. The village lies along a major transportation corridor, Route 27, and is squeezed into a narrow strip between the New Vineyard Mountains and Mill Pond and Lemon Stream, which is located within the 100-year floodplains. These conditions leave little desirable land near the village for future residential or commercial growth.

(New Vineyard's Existing Land Use Map is found in the Appendix.)

### **Residential Development**

According to the 2010 Census figures, there were a total of 503 housing units of which 326 were occupied. 159 of the unoccupied units are seasonal, recreational, or for occasional use. If each housing unit, irrespective of type, occupied 1 acre each, they would occupy 503 acres or 2.2% of the total acreage, leaving 97.8 % of the town's land unoccupied. The shoreline of Porter Lake is heavily developed with approximately 125 shoreline properties, 9 of which are year-round. Since the previous New Vineyard Comprehensive Plan written in 1992, the greatest amount of residential growth (mostly single family housing) has occurred along roads which are off the Route 27 corridor, especially along Parlin Hill Road, Barker Road, Brahmer Road and Lake Street. New Vineyard has a 1-acre minimum house lot size.

### **Subdivision Activity**

The town's Planning Board has approved 8 subdivisions since 1990. These approvals included a total of 53 individual lots and over 342 acres. (1.2% of the land area of New Vineyard.) Table 1 contains a listing of approved subdivisions through 2012.

**Table 1**

#### **Subdivisions Approved 1988-2012**

<u>Subdivision</u>	<u>Year</u>	<u>Location</u>	<u>No. of Lots</u>	<u>Acreage</u>
Mill Pond Drive-Keith Howard	1988	Mill Pond Drive	5	44.6
Lemon Stream- Keith Howard	1990	Lemon Stream	14	31.4
Shingle Mill Stream-K. Howard	1991	East Barker Road	3	7.1
Shingle Mill Stream-Stanley Kuklinski	1992	East Barker Road	12	31.6
Strong/New Vineyard\ -Dennis Taylor	1994	Porter Lake	2	16.2
Eugene Lambert-Ramsdell Rd.	1996	Ransome Leavitt Rd.	4	14.8
John and Priscilla Shaw	1999	Ramsdell Rd./Rte. 27	3	144.1
David Pleasant Cove Shores-Scott Hall	2007	Rte. 234 Porter Lake	10	53.0

### **Commercial and Industrial Land Use**

Only a small number of commercial and industrial undertakings have occurred in New Vineyard during the period between 1992 and 2013. Current Commercial and Industrial uses are listed in the chapter on Economy.

### **Publicly Owned Land/Tax Exempt Land**

Table 2 displays a summary of all tax-exempt land in the Town of New Vineyard including publicly held land, land belonging to charitable organizations, and land belonging to church

groups. Knowledge of these parcels is helpful for recreation and public facilities planning. There were a total of 26 tax-exempt parcels in May of 2013 for total of 138 acres. The town owns about 95 acres, which is 85 percent of the tax-exempt land. The 20 acres owned by the state includes Baud's Pond Wildlife Management Area. Property tax exempt land represents .49 percent of the land in New Vineyard.

**Table 2**  
**Tax exempt properties in New Vineyard -2013**

Use	# of Parcels	#of Acres
State Owned	1	20
Town Owned	5	75
Churches	2	23
Cemeteries*	18**	20

Note: Tax acquired properties (2003-2012): 4 (none are now town owned)

\*The 1993 Comprehensive Plan listed only 8 known cemeteries. Since that time a committee of volunteers worked to locate and to restore these cemeteries. Members of the committee have compiled a detailed list of plots including detailed information of interments. That volume is available at the town office.

\*\*The Cemetery Committee has knowledge of two other small cemeteries of which specific locations are unknown. There are also two documented one-grave cemeteries.

**Table 3**  
**New Vineyard Cemeteries**



Talcott Cemetery

- |                        |   |
|------------------------|---|
| 1. Hackett Notch       | Rte. 27 at Baker Hill                     |
| 2. Daggett             | Rte. 27 north near Rte. 234 intersection  |
| 3. Voter               | Files Rd. off Barker Rd.                  |
| 4. Sweet               | Near power line on Baker Hill             |
| 5. Captain Daggett     | End of Brahmer Rd.                        |
| 6. Pratt               | Old Mountain Rd. on New Vineyard Mountain |
| 7. Taylor Hill         | (Belongs to Strong)                       |
| 8. Talcott Corner      | Rt. 234 (Valley Rd.)                      |
| 9. Hardy/Lambert       | Barker Rd.                                |
| 10. Hunter/French      | Streeter Rd. off So. Strong Rd.           |
| 11. Pratt/Herrick Mtn. | Off Barker Rd.                            |
| 12. Look/Bryant        | Old Mt. Rd behind former Orcutt place     |
| 13. McClain/Newall     | Church St.                                |
| 14. Peabody Corner     | (Private intersection of Taylor Hill Rd.) |
| 15. New Vineyard       | Rt. 27 North                              |
| 16. Stowell Yard       | Gould Rd. off Miller Rd.                  |
| 17. White Yard         | Beyond Holbrook farm                      |
| 18. Barrett            | Johnson/Stewart Rd.                       |





Porter Lake

## **Land Use Regulation**

The Town of New Vineyard has nine (9) ordinances related to land use. Each is described below:

### *1. Shoreland Zoning Ordinance (Adopted 2010)*

The purpose of the Shoreland Zoning Ordinance is to further the maintenance of safe and healthful conditions by protecting water supplies; preventing and controlling water pollution; protecting fish spawning grounds, aquatic life, bird and other wildlife habitat; protecting buildings and lands from flooding and accelerated erosion; controlling building sites, placement of structures and land uses; protecting archaeological and historic resources; protecting wetlands; and conserving shore cover, visual as well as actual points of access to inland waters and natural beauty; conserving natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas. The ordinance has regulations regarding agriculture, beach construction, campgrounds, clearing, erosion and sedimentation control, mineral explorations, piers/docks/breakwaters/wharves/causeways/marinas/bridges over 20 feet/right-of-ways/uses projecting into water bodies, dimensional requirements, road construction, sanitary standards and signs.

This ordinance applies to all land areas within 250 feet, horizontal distance, of the normal high water mark of Porter Lake, Mill Pond, Baud's Pond and Lily Pond and also the upland edge of all wetlands and all land areas within 75 feet, horizontal distance, of the normal high water line of a stream.

### *2. Subdivision Ordinance (Adopted 2008)*

The purposes of the subdivision ordinance are to assure the comfort, convenience, safety, health and welfare of the people of New Vineyard, to protect the environment and promote the

development of an economically sound and stable community. A subdivision is defined as the division of a tract or parcel of land into three or more lots as defined by State law. There are two categories of subdivision: Major: A subdivision containing more than five (5) lots, dwelling units, or units in a commercial establishment or any subdivision containing a proposed street; Minor: A subdivision containing not more than five (5) lots, dwelling units, or units in a commercial establishment, and in which no street is proposed to be constructed. There are twenty (20) subdivision review criteria.

### *3. Subdivision Road Ordinance (Last amended 2000)*

This ordinance establishes design and construction standards for subdivision roads. The developer must submit a detailed plan for road construction incorporating the applicable standards and requirements as a part of the subdivision application. Standards include: minimum right of way, travel and shoulder widths; culverts and ditching; base and surface materials; road grades; cul-de-sacs; and road maintenance.

### *4. Building Permit Ordinance (Last Amended 2000)*

The building permit ordinance requires that a permit be obtained from the town prior to the construction of any residential building or addition that is over 200 square feet in area. Building requirements include a one-acre minimum lot size, a minimum fifty-foot setback from the centerline of the road, and an agreement on construction and maintenance responsibility for structures located on private roads.

### *5 Logging Practice Ordinance (Adopted 1986)*

This ordinance provides for the protection of town roads, roadside property and scenic beauty along public ways. Anyone conducting a logging operation within 125 feet of a public way must obtain a permit for the town if there is a plan to remove more than five cords of wood over a period of one year. The ordinance includes standards regarding roadside screening, clearing of slash and litter and size of roadside landings.

### *6. Low Level Radioactive Waste Ordinance (Adopted 1991)*

The purpose of this ordinance is to protect ground water and surface water quality, provide for the regulation of all types of waste disposal and storage sites/repositories, and to protect the health, safety and welfare of the citizens of New Vineyard. The ordinance prohibits any testing or drilling pertaining to the siting of a high/low level nuclear waste repository as well as the handling, storage or disposal of radioactive waste in New Vineyard.

### *7. Solid Waste and Recycling Ordinance (Adopted 1992)*

There are several purposes of this ordinance: 1. To preserve and protect environmental resources 2. To protect the health, safety and welfare of the public; 3. To enhance the quality and character of life in the Town of New Vineyard; 4. To improve efforts to recover and reuse valuable resources which would otherwise be wasted.

The town shall provide a facility for the collection and storage of recyclable materials, located at a place or places to be designated by the Municipal Officers at the Town Landfill and Recycling Facility.

### *8. Town of New Vineyard Wind Energy Facility Ordinance (Adopted 2011)*

The purpose of this ordinance is to protect the health, safety and general welfare of the residents and property owners of New Vineyard by establishing reasonable and uniform regulations for Wind Energy Facilities. To protect the health and safety of all residents, strict

setback standards for all Wind Energy Facilities and Meteorological Towers in New Vineyard proposed to be constructed or operated within the town. All such towers must be sited so as to satisfy the setback standards for the following hazards: Falling Debris Hazard; Flicker Hazard; Acoustic Hazard.

*9. Floodplain Management Ordinance for the Town of New Vineyard. (Adopted 2008)*

Certain areas of the Town of New Vineyard are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968. Therefore, the town has chosen to become a participating community in the National Flood Insurance Program, and agrees to comply with the requirements of the National Flood Insurance Act as delineated in the New Vineyard Floodplain Management Ordinance adopted in 2008. The National Flood Insurance Program provides that areas of the town having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. This ordinance establishes a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas of the Town of New Vineyard. The areas of special flood hazard are identified by the Federal Emergency Management Agency in a map entitled "Flood Insurance Rate Map-Town of New Vineyard, Maine, Franklin County" dated November 1, 1985 which is part of this ordinance and are available at the town office.

## Existing Land Use Chart

Identification of the locations of structures including residential, commercial, and industrial development created over the past ten (10) years is shown on the chart below. The locations of these properties are found on the following Town of New Vineyard Property Maps: U-1 through U-4: R-1 through R-II.

			Residential- Garages/ Auxiliary/ Additions	Additions Commercial- Farming	Commercial- Industrial
New Residential Includes Mobiles	Residential New Seasonal				
<u>YEAR 2003</u>	7	1	31	2	
<u>YEAR 2004</u>	15	3	16	2	
<u>YEAR 2005</u>	8	1	16	1	
<u>YEAR 2006</u>	10	1	14	2	
<u>YEAR 2007</u>	13	4	24		
<u>YEAR 2008</u>	8	0	15		
<u>YEAR 2009</u>	6	0	13	2	
<u>YEAR 2010</u>	9	3	10		1
<u>YEAR 2011</u>	12	13	18	1	1
<u>YEAR 2012</u>	6	0	20	1	2
<b>TOTALS</b>	<b>94</b>	<b>14</b>	<b>177</b>	<b>11</b>	<b>4</b>

### NUMBER OF NEW RESIDENTIAL CONSTRUCTION BY MAP AND LOT 2003-2012

<u>MAP U-1</u> (Village area)-----	5
<u>MAP U-2</u> (Village area)-----	2
<u>MAP U-3</u> (South Shore of Porter Lake) -----	3
<u>MAP U-4</u> (South Shore of Porter Lake)-----	1
<u>MAP U-5</u> (East Shore of Porter Lake)-----	3
<u>MAP R-1</u> (Herrick Mt./Barker Road)-----	7
<u>MAP R-2</u> (Barker Road)-----	6
<u>MAP R-3</u> (Barker Road/Route 27)-----	10
<u>MAP R-4</u> (Route 27/Basin Rd.)-----	1
<u>MAP R-5</u> (High St./Parlin Hill Rd.)-----	13
<u>MAP R-6</u> (Rte. 234/Rte. 27 No./School St.)-----	7
<u>MAP R-7</u> (Taylor Hill area)-----	7
<u>MAP R-8</u> (Rte. 27 No./Valley Rd.)-----	8
<u>MAP R-9</u> (Rte. 27 No. /Valley Rd.)-----	13
<u>MAP R-10</u> (Rte. 234/Brahmer Rd.)-----	6
<u>MAP R-II</u> (Rte. 234/Brahmer Rd.)-----	2



# Town of New Vineyard

## Comprehensive Plan

### Update

## Appendix



Baud's Pond



## **Public Opinion Survey Results**

The Town of New Vineyard created a written questionnaire that was made available at the New Vineyard Town Office and Smith Hall, New Vineyard Public Library, the New Vineyard Post Office, online, and at the local Store – Our Village Market. We had responses from 82 people. The questionnaire was modeled after the 1998 and 2008 Town of New Vineyard Comprehensive Plan questionnaires with additional questions focused on town management with regards to ordinances, access to ordinances, communication style preferences and volunteering.

### **Profile of Respondents**

The respondents had an average of 2.6 people per household and 45% of respondents have lived in New Vineyard for more than 20 years.

The large majority of the respondents live in a single-family home (87.6 %) and 2.47% percent live in a mobile home. While 1.23 percent indicated other dwellings and 9 did not respond to the question.

71 out 73 respondents own their housing unit as opposed to renting. Most of the respondents (70.9%) were year round residents.

36 percent of the respondents named their occupation as professional/administrator, 34.3 percent were retired, and 4.1 percent said they were skilled blue collar, 3.5 percent were involved in farming/forestry occupations, 6.9 percent were homemakers, 6.4 percent were other white collar and 8.7 percent said other.

### **Future Character of the Community**

In the future, how important is it to them to have the following available in the Town of New Vineyard? (Order of Importance)

Respondents indicated

1. Adequate fire protection
2. Small town, rural atmosphere
3. Large forested areas
4. Undeveloped fields and woods
5. A village center (first time in the top 5)

### **Problems**

Thinking about New Vineyard's future over the next 10 years, how much of a problem are the following?

Respondents indicated

1. Derelict buildings and structures
2. Lack of business development
3. Inadequate Town Hall (Smith Hall)/Town Office)
4. Town review and update of ordinances
5. Unregistered/unsightly items on highly visible properties



Lack of business development has been indicated in 1998, 2008 surveys, while 2013 survey indicates more focus on the appearance of the town and town capabilities and management.

## **Public Services**

Respondents rated the community services and facilities with the following order of excellence.

1. Snow removal
2. Library
3. Fire Protection
4. Road Maintenance
5. Churches

Each of these services has been indicated in the top 5 of the 1998, 2008 and 2013 surveys in slightly different order.

## **Land Use and Development**

Current view of the Community

“What do you like most about New Vineyard?”

57 respondents indicated the following in response to the question (in order of importance).

1. Small town atmosphere (35%)
2. Rural (28%)
3. Quality of life (26%)
4. Scenic beauty (12.3%)
5. Lakes, beach (8.8%)
6. People (5.3%)

There is not a significant change indicated over the 3 surveys of the view of why citizens like New Vineyard.

“What do you feel is the most serious problem in New Vineyard?” A total of 62 responded to the following question (in order of importance).

1. Town Government (48%)
2. Appearance of the Town (16%)
3. Lack of businesses (9.6%)
4. Community Cohesiveness (5.2%)
5. Services (4.8%)

Current indications from the responses indicate major concerns with town government.

Appearance of the town was seen as an issue in 2008. Lack of businesses was indicated in both 1998 and 2008.

## **School Services**

This survey asked for feedback on the partnership with MBRS#9. There was support to continue with the arrangement (35.9%); however 45.3% of respondents (64) indicated that they would like to understand the financial arrangement better.

## **Other Services**

Support for development of youth and senior citizen services/facilities (69.7% and 64.5%), which has been the trend over all 3 surveys. This survey indicated strong support (68.4%) for town-wide accessible internet and cable services.

## **Growth**

Over the three surveys, respondents have indicated that the town should:

1. Encourage open space and woodlot use
2. Should stay as it is today
3. Encourage light business

This year's survey brought new focus and support to encouraging restoration of any historical structures and development of recreation facilities.

## **Development**

There continues to be support for adopting a system of monetary fees for developers of commercial property. While respondents continued to indicate the minimum lot size for new construction should vary according to nature of the area (village, rural, environmental).

## **Affordable Housing**

There is modest support for affordable housing for the elderly indicated in all three surveys, as well as participation in federal or state programs that help provide affordable housing.

## **Natural Resources**

The citizens continue to strongly support the protection of forest, agricultural lands, water quality of lakes and streams and protection of wildlife and fish habitats.

53/81 respondents support the need for town regulations to protect agricultural and forestry resources and supported preserving forestlands and open fields. Further indication that the community of New Vineyard recognizes the natural resources that the town has and must protect as indicated by strong support of reforestation requirements (42/81), with 42/81 respondents wanting increased regulations to protect the water quality of lakes and streams, 40/81 strongly supported increased regulations to protect its aquifer and 37/81 respondents see a need to increase regulations to protect wildlife and fish habitats.

## **Town and Community Involvement**

The 2012 survey requested citizens' knowledge of the Town of New Vineyard's ordinances and access to the ordinances.

59 citizens responded to the question, "Are you aware of the following New Vineyard town ordinances?" revealing that 84.7% know of the Building Ordinance and 81.4% know of the Shoreland Zoning Ordinance. Further indications are that the Planning Board Ordinance (64.4%) and Wind Energy Facility Ordinance (54.2%) are known. The remaining 7 Ordinances were known ranging from 44.1% to 20.3%.

When asked about where to obtain information about the ordinances and other town information 79 respondents answered the question with 77.2% (61) indicated that they knew how to get the information.

In response to the question: How would you like to access information about town activities, meeting or ordinances? 75 respondents answered the question, with 44 indicating that a website would be preferred and 29 supporting email and 26 indicating direct mail.

36 respondents indicated that they would be interested in volunteering to support the community.

A full detailed report is available by request.

## **Visioning Forum Results**

The first visioning session was held for the public on December 12, 2012 with 25 residents in attendance. Subsequently, visioning sessions were held with six other groups and organizations in town. After an introduction to the importance of a comprehensive plan to guide the town in fulfilling its citizens' vision for the future, three questions were posed:

**(1) What about New Vineyard would you like to preserve? (2) What about New Vineyard would you like to change? (3) Do you want New Vineyard to be eligible for Federal/State grants? If yes, where do we need to invest?**

### **New Vineyard Visioning: What about New Vineyard would you like to preserve?**

#### **Input from Public Forum**

1. Small town atmosphere with farms and open spaces where the open space can be enjoyed.
2. Mix of people-other cultures, interests, race, and class.
3. Walk out my front door-ski, walk and have access to nature.
4. Recreation and community center for people to get together.
5. The idea of community-facilities with the same area (a village with town office, fire station, library, community center and post office.
6. Preservation of historic buildings i.e. Smith Hall, Church, Look house.
7. In-town businesses and jobs for residents.
8. The library.
9. Clean, safe water to swim in.
10. Upgraded snowmobile trails for year-round recreational activities.
11. A "village" feel with community activities.
12. The quality education with RSU-9 (Mount Blue)
13. A long-range plan to preserve fire department equipment, town hall, road equipment and fire station.
14. The town meeting form of government.
15. Mill Pond, Stump Pond and Lily Pond ecosystems.
16. Porter Lake.
17. Access to land for hunting, fishing, walking.
18. "Open Space" tax incentive.
19. The traditions we remember: views, access, and respect.
20. Volunteer spirit.
21. Safety on streets.
22. Balanced tax base.

#### **Input from Other Groups and Organizations**

1. Forests, land and open spaces.
2. Town buildings.
3. Small town atmosphere.
4. Friendliness of the people, chance to associate with friends and families.
5. The public beach.
6. The church.
7. Historical records.

## **New Vineyard Visioning: What about New Vineyard would you like to change?**

### **Input from Public Forum**

1. Town meeting place.
2. Appearance of Main St. (water tower, junked cars, deteriorating buildings, etc.
3. Creation of a baseball field, basketball hoop, tennis court, etc.
3. Better water quality: i.e., improvement of septic systems on Porter Lake and throughout town, monitoring of invasive plants in Porter Lake.
4. Improved access to water for fire protection.
5. Rebuilding of gristmill and the dam (including access to the dam).
6. Working relationship with neighboring towns.
7. Ongoing improvement of Barker Road.
8. A public park and recreational area.
9. Making Smith Hall handicap accessible.
10. Build a community school for elementary students.
11. Access to technology i.e. internet, cell phone....

### **Input from Other Groups and Organizations**

1. Improved care and regulations at the public beach.
2. Relocation of the monument at the intersection of Main and High Street to afford better visibility.
3. Restoration of Smith Hall as a historic landmark.
4. More recreational programs that may include a basketball hoop on church property.
5. Revitalization of Main St, especially the Smith property.
6. More citizen involvement that will re-create a sense of community.
7. Public access to Porter Lake for boating and other recreational activities.
8. Increased participation with local churches.
9. More frequent stocking of fish in Porter Lake.
10. More funding by town to help support the maintenance of snowmobile trails which are also used for other recreational activities.
11. Creation of public access to Porter Lake for boats as well as for foot traffic both summer and winter, including vehicular traffic in winter.
12. Restoration of recreational activities including baseball and swimming lessons.
13. Demolition of the water tower on Main Street.
14. Creation of a town park on property adjacent to the water tower.
15. Protect forest and open spaces.
16. Recreate a town center.
17. Enact ordinances to restrict clear-cutting and improvement in harvesting practices.
18. Limiting camp growth on Porter Lake.
19. Smith Hall restored and made a historic building and meeting place.
20. Area around the Mill Pond and Lily Pond into place where people can go to experience nature.
21. The town office into a larger, more usable space located in the village area.
22. Up-graded fire station near the village center.
23. Computerization of town's financial records and training of staff to make use of the computers.

24. The town needs a website where one can easily access all information including ordinances, municipal officers, committee reports, notes of meetings, calendar of events, audited financial records, etc.
25. Ordinances to regulate town governance should be adopted.
26. The town needs a meeting/gathering place.
27. Main Street needs to be cleaned up.
28. Parking facilities need to be improved.

**New Vineyard Visioning: Do you want New Vineyard to be eligible for grants?  
Where do we need to invest?**

### **Input from Public Forum and Other Groups**

1. Yes, the town should be in a position to apply for grants that will enable us to help fund projects that will improve the town.
2. The town should invest in the following projects:
  - A Community Center/ Town Hall
  - A reliable water source for the fire department
  - A basic infrastructure of roads
  - The removal of blight
  - Small business growth
  - Town park/recreation center



## Highlights of Progress on Implementing 1993 Comprehensive Plan

### HISTORICAL AND ARCHAEOLOGICAL RESOURCES:

**GOAL:** “Preserve New Vineyard’s historical and archaeological resources.”

**IMPLEMENTATION ACTIONS:**

- Pre-historic Indian artifacts have been discovered on the island in Porter Lake and are on display at the New Vineyard Historical Society. The site has not been validated by the Maine Historic Commission nor have any buildings or building sites.
- The Town of New Vineyard Subdivision Ordinance submitted by members of the Planning Board and adopted by the town in 2008 includes a clause requiring that a subdivision will not “negatively impact on an historic building or site.”

### WATER RESOURCES:

**GOAL:** Protect the quality, and manage the quantity of New Vineyard’s water resources, including lakes, ponds, and streams.

**IMPLEMENTATION ACTIONS:**

- Franklin County Soil and Water Conservation District, along with representatives of Strong and New Vineyard published a document entitled, “PORTER LAKE WATERSHED SURVEY REPORT” dated March 1999-MAY 2000. Also, The Phosphorus Control Method developed by the Maine Department of Environmental Protection is part of the New Vineyard Subdivision Ordinance.
- The Porter Lake Association and the landowner have collaborated on the control of the dam and its maintenance.
- The 1992 New Vineyard Shoreland Zoning Ordinance was replaced by a new version which replicates the state’s revised Guidelines for Municipal Shoreland Zoning in 2010.
- The town applied for and received a Community Development Block Grant of \$343,000.00 to install wells and/or septic systems to 17 households within the village area.
- The wording for an Erosion and Sedimentation Control Plan is included in the New Vineyard subdivision ordinance.
- The New Vineyard Logging Ordinance, for which there have been no amendments, was adopted in 1986. Sedimentation and storm water runoff plan wording is found in the Subdivision Ordinance.
- A Radioactive Waste Ordinance was adopted by the town in 1991.
- Soils tests are required by developers for septic designs. New wetlands maps have been provided by AVCOG.

### CRITICAL NATURAL RESOURCES:

**GOAL:** Protect New Vineyard’s other critical resources, including, without limitation, wetlands, wildlife and fisheries, shorelands, scenic vistas and unique natural areas.

**IMPLEMENTATION ACTIONS:**

- New Vineyard Floodplain Management Ordinance written October, 2008
- The New Vineyard Selectmen had 100-year flood plain elevations established on Lemon Stream at/near Maine Woodturning property in 2008. Updated FEMA maps are pending.
- Updated wetlands maps were completed by AVCOG in 2010.
- The new Shoreland Zoning Ordinance adopted in 2012 is in compliance with state guidelines.
- At this time, there are no state-identified critical and natural heritage areas.



## **AGRICULTURE AND FORESTRY:**

**GOAL:** Safeguard agricultural, forest and open space resources from development which threatens those resources.

### **IMPLEMENTATION ACTIONS:**

- Practices to safeguard resources are included in the New Vineyard Subdivision Ordinance adopted in 2008.

## **ECONOMY:**

**GOAL:** Promote an economic climate, which increases job opportunities and overall economic well-being.

### **IMPLEMENTATION ACTIONS:**

- Language regarding regulations of home occupations in a subdivision can be found in the application documents of the Pleasant Cove Shores subdivision on Lake Street.

## **OUTDOOR RECREATION**

**GOAL:** Promote and protect the availability of outdoor recreation opportunities for all New Vineyard citizens, including access to surface waters.

### **IMPLEMENTATION STATUS:**

- Each year the New Vineyard North Snowmobile Club applies for and receives reimbursement funds for costs incurred in maintenance of the New Vineyard trail system.

## **TRANSPORTATION:**

**GOALS:** Adopt the requirements of the Sensible Transportation Act approved by the Maine Department of Transportation:

### **IMPLEMENTATION STATUS:**

- The New Vineyard Subdivision Road Ordinance was last amended in 2000.
- The New Vineyard Subdivision Ordinance adopted in 2008 includes regulation of lots.

## **PUBLIC FACILITIES AND SERVICES:**

**GOAL:** Plan for, finance, and develop an efficient plan for financing the replacement and expansion of public facilities and services required to meet future growth and development.

### **IMPLEMENTATION STATUS:**

- Private sewage disposal covered in the Plumbing Code and Subdivision Ordinance
- Large community septic systems in new developments covered in the Plumbing Code and Subdivision Ordinance
- Active participant with Sandy River Recycling Association, now defunct
- Coordinating planning effort with school officials and District town to ensure that the school system has adequate capacity to accommodate New Vineyard's growing population
- Ensure that police, fire and rescue services keep pace with New Vineyard's growing population
  - a. Under contract with Franklin Memorial Services to provide Ambulance Services
  - b. Purchase of a replacement fire truck (pumper) delivered in January, 2013
  - c. Adequate emergency vehicle access is included in the Subdivision Road Ordinance.
- Subdivision Ordinance and Wind Turbine Facility Ordinance requires adequate supplies of water for firefighting purpose
- The Town now contracts for plowing and sanding and does not own equipment
- Subdivision Road Standards were reviewed and amended in 2000 to assure the satisfactory provision of roads and parking areas

- Subdivision Ordinance requires compliance to the Subdivision Road Standards Ordinance
- Evaluation of the impact of the project on traffic and safety is included in the 2008 subdivision ordinance
- New Vineyard Library is supported with annual appropriation for operational costs
- CDBG and Rural Development Grants awarded to New Vineyard for expansion of library

## **FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN**

**GOAL:** To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

**IMPLEMENTATION STATUS:**

- Capital Investment Plan - Implemented as approved at annual town meetings



## **New Vineyard Maps**

1. Land Cover
2. Property Parcels
3. Areas of Greatest Growth
4. Floodplains
5. Wetlands and Watersheds
6. Prime Farmlands
7. Shoreland Zoning
8. Wildlife Habitat
9. Tree Growth
10. Soils
11. Known Archaeological Sites
12. Future Land Use